

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name / Number: 19 / West Ballard

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 519

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2002 Value	\$119,500	\$169,100	\$288,600	\$311,000	92.8%	11.66%
2003 Value	\$126,800	\$180,500	\$307,300	\$311,000	98.8%	11.34%
Change	+\$7,300	+\$11,400	+\$18,700		+6.0%	-0.32%
% Change	+6.1%	+6.7%	+6.5%		+6.5%	-2.74%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of 0.32% and **-2.74%** represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2002 Value	\$122,600	\$166,900	\$289,500
2003 Value	+\$130,200	+\$179,200	+\$309,400
Percent Change	+6.2%	+7.4%	+6.9%

Number of one to three unit residences in the Population: 5010

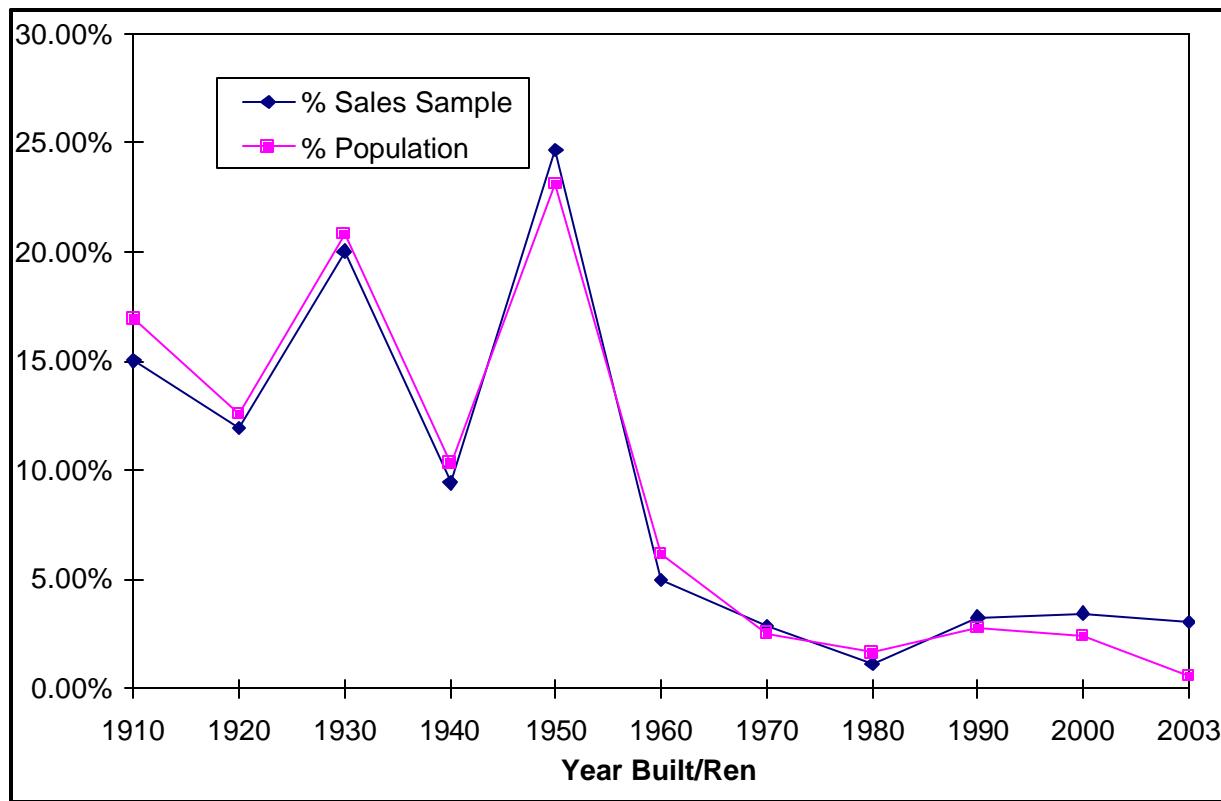
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses built before 1911 was lower than others and the formula adjusts them upward more than other parcels. Conversely, houses built since 2000 and those in very good condition had higher ratios than other parcels and the formula adjusts them upward less than others.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	78	15.03%
1920	62	11.95%
1930	104	20.04%
1940	49	9.44%
1950	128	24.66%
1960	26	5.01%
1970	15	2.89%
1980	6	1.16%
1990	17	3.28%
2000	18	3.47%
2003	16	3.08%
	519	

Population		
Year Built/Ren	Frequency	% Population
1910	850	16.97%
1920	630	12.57%
1930	1043	20.82%
1940	517	10.32%
1950	1158	23.11%
1960	310	6.19%
1970	128	2.55%
1980	83	1.66%
1990	140	2.79%
2000	121	2.42%
2003	30	0.60%
	5010	

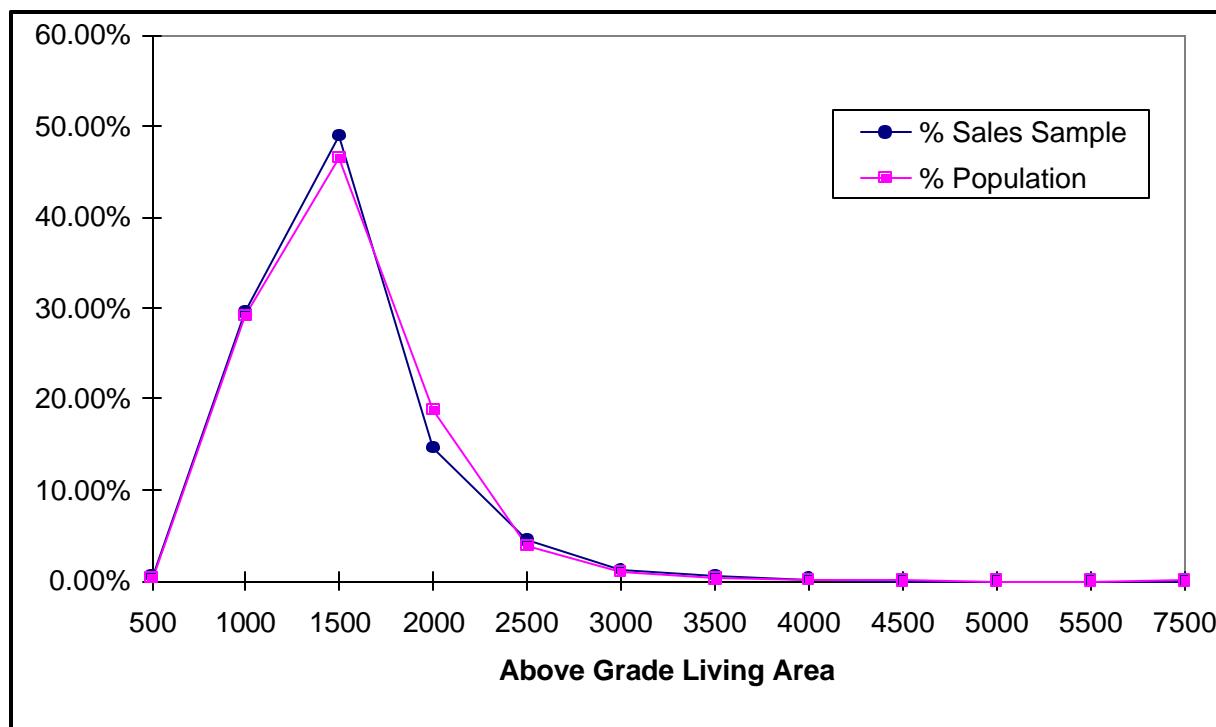


Sales of new homes built in the last three years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.58%
1000	153	29.48%
1500	254	48.94%
2000	76	14.64%
2500	23	4.43%
3000	6	1.16%
3500	3	0.58%
4000	1	0.19%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	519	

Population		
AGLA	Frequency	% Population
500	16	0.32%
1000	1460	29.14%
1500	2330	46.51%
2000	944	18.84%
2500	192	3.83%
3000	50	1.00%
3500	13	0.26%
4000	3	0.06%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
	5010	

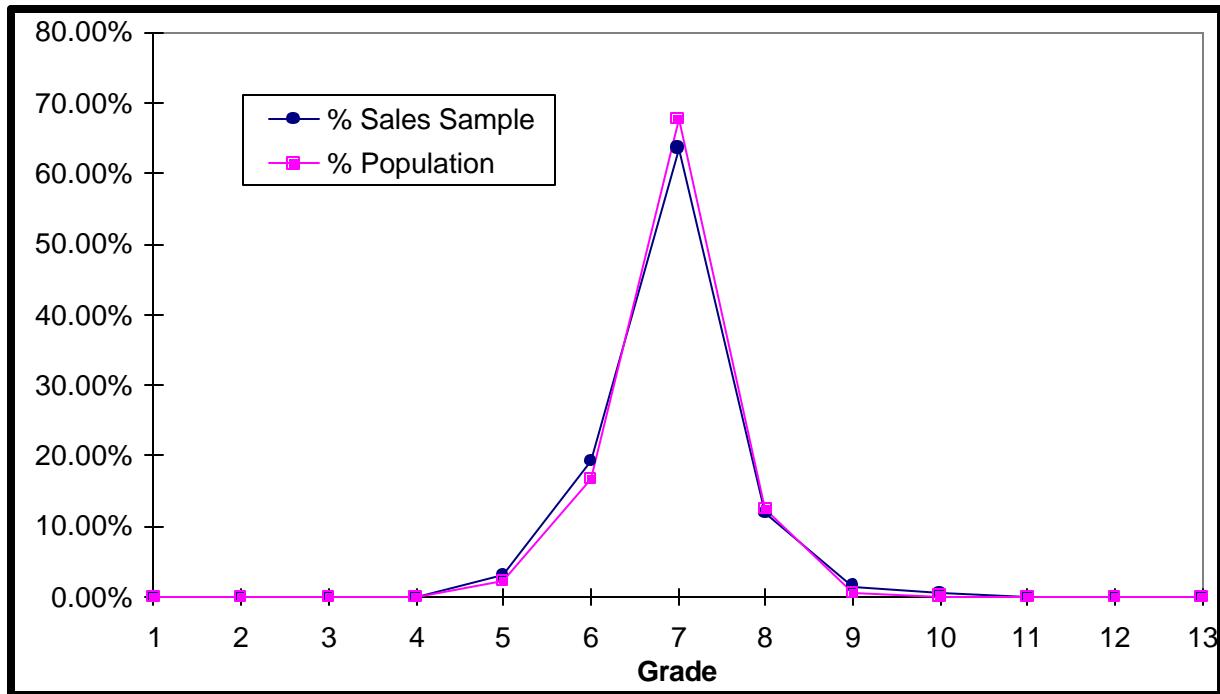


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

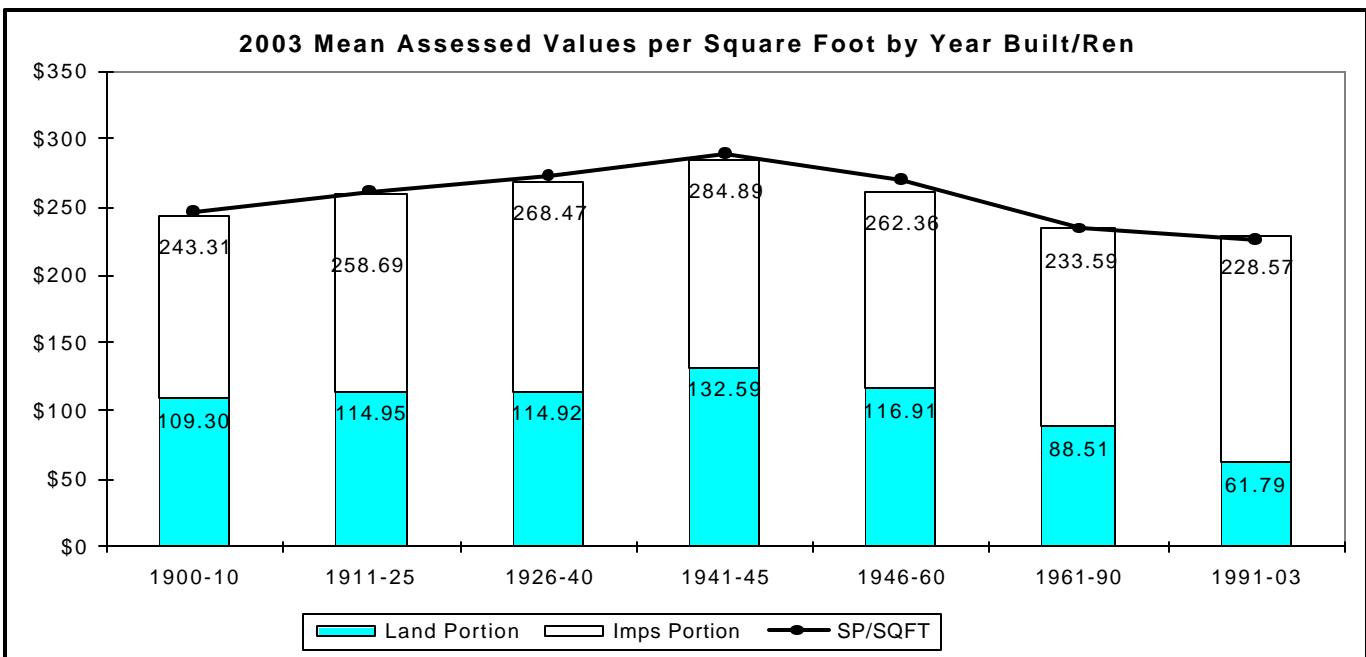
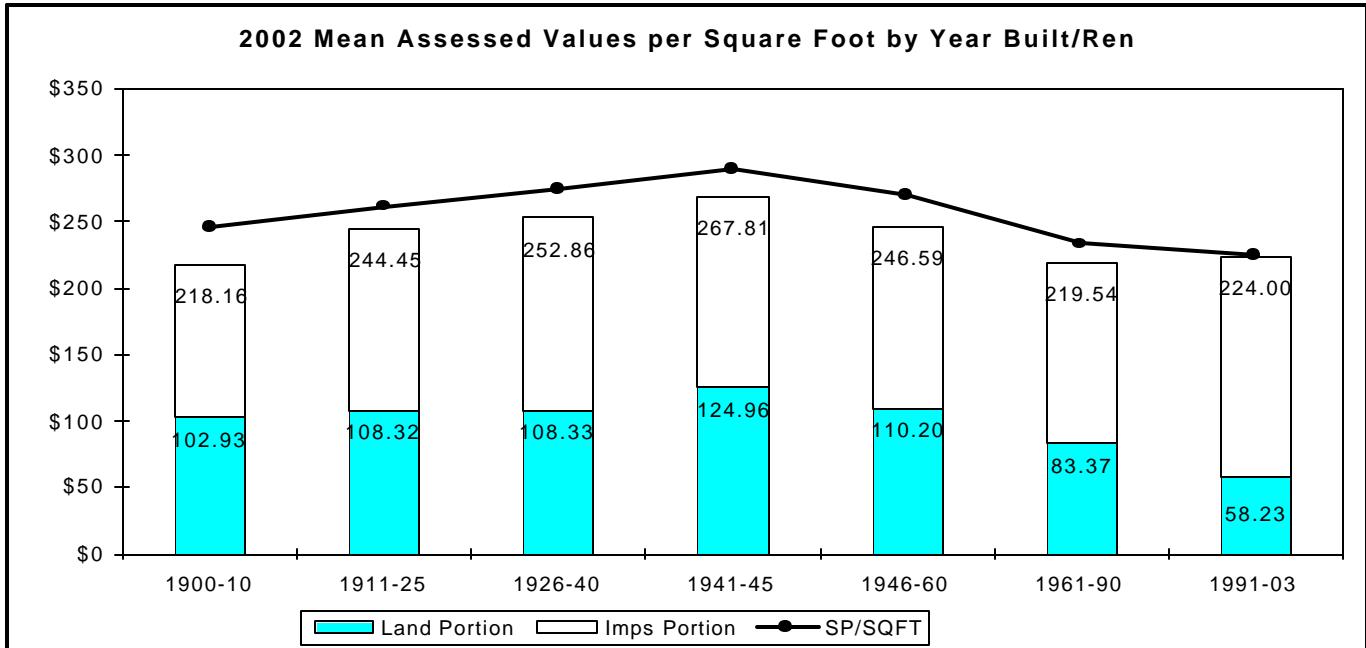
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	16	3.08%
6	100	19.27%
7	330	63.58%
8	62	11.95%
9	8	1.54%
10	3	0.58%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		519

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	116	2.32%
6	837	16.71%
7	3395	67.76%
8	625	12.48%
9	29	0.58%
10	6	0.12%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		5010



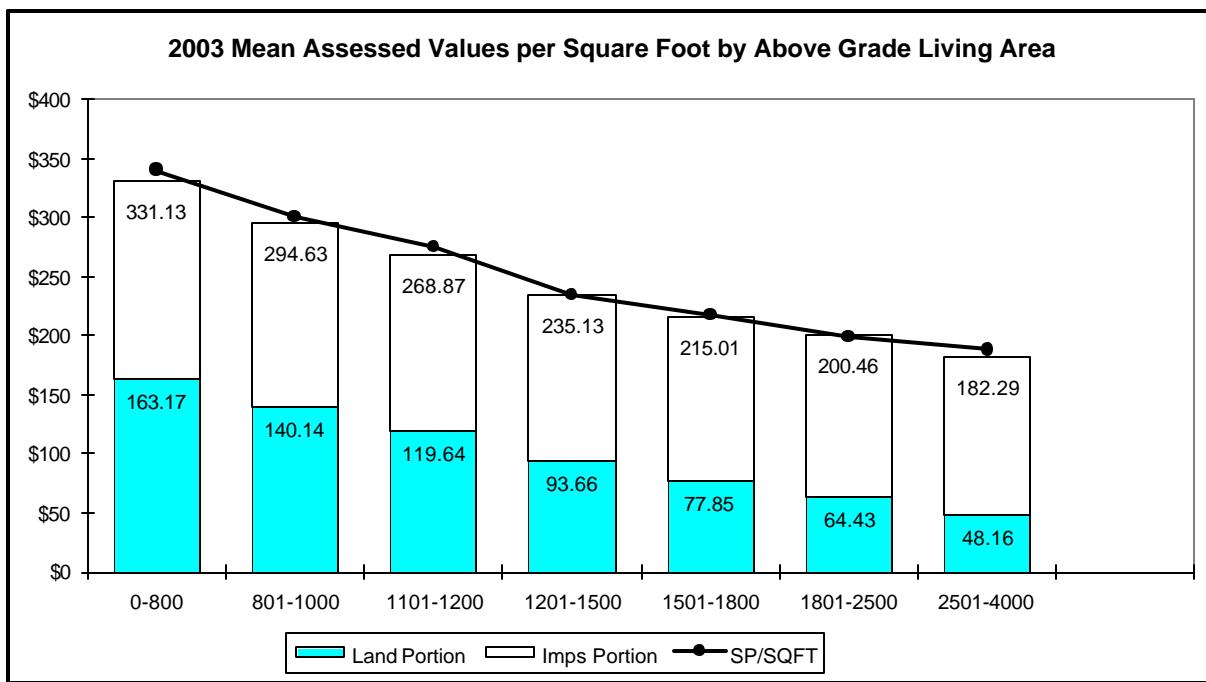
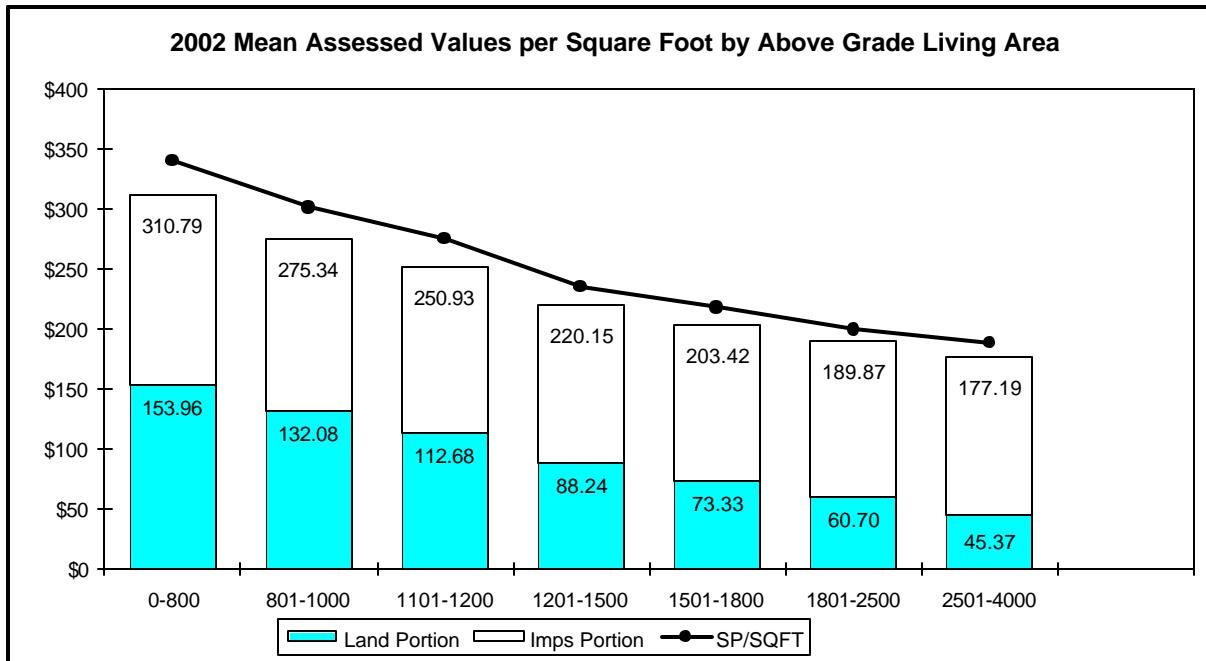
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated***



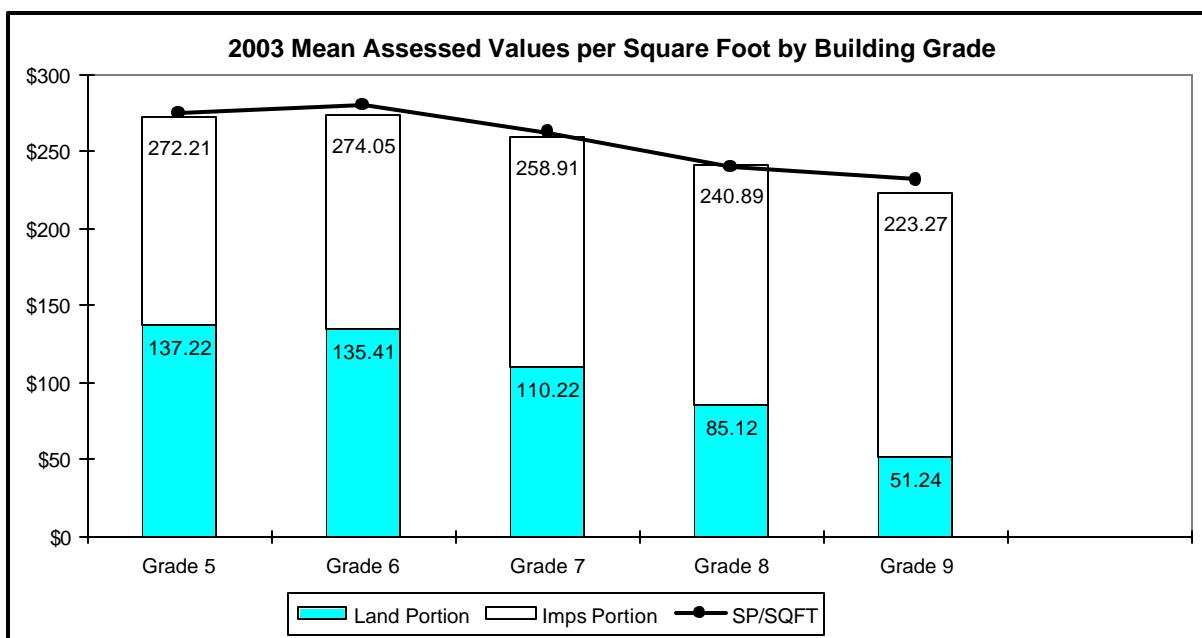
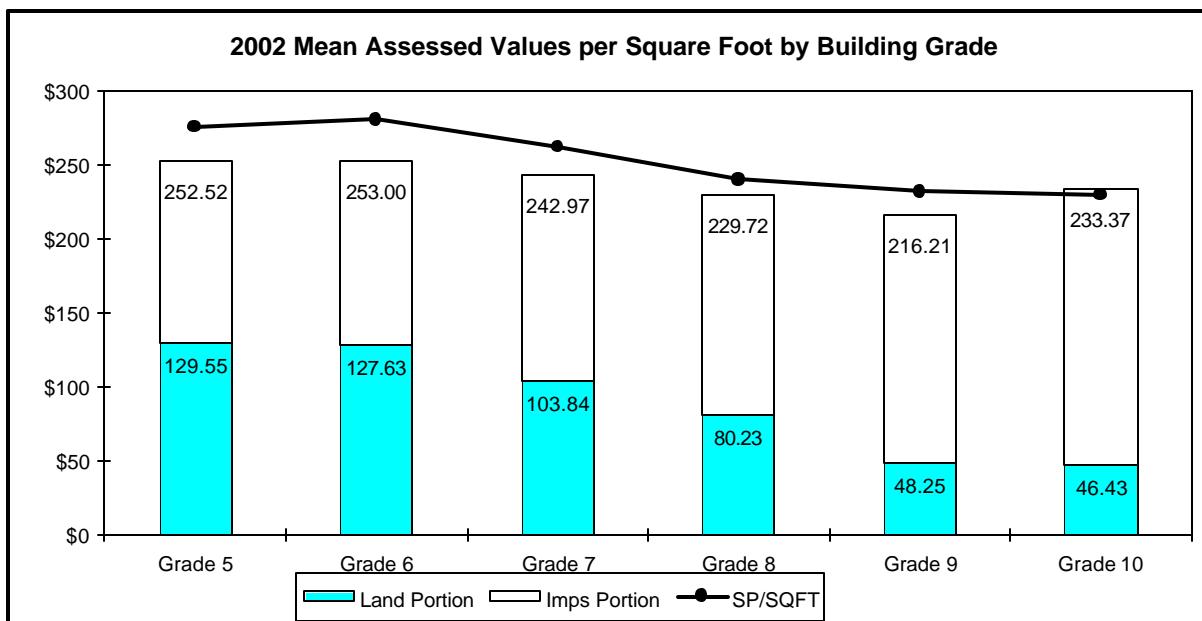
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the overall area adjustment, a market adjustment for land values was derived. This resulted in an overall 6.2% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$\text{2003 Land Value} = \text{2002 Land Value} \times 1.066, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 519 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that characteristic -based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratio (assessed value/sale price) for houses built before 1911 was lower than others and the formula adjusts them upward more than other parcels. Conversely, houses built since 2000 and those in very good condition had higher ratios than other parcels and the formula adjusts them upward less than others.

The derived adjustment formula is:

$$\text{2003 Total Value} = \text{2002 Total Value} / (9383345 - 0.04884263(\text{if YrBlt/Ren}<1911) + 0.0908021(\text{if YrBlt/Ren}>2000) + 0.07562663(\text{if Very Good}))$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2003 Improvements Value} = \text{2003 Total Value} \text{ minus } \text{2003 Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, then (2003 Land Value + Previous Improvement Value * 1.066)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, then (2003 Land Value + Previous Improvement Value * 1.066).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall adjustment. The resulting total value is calculated as follows:

$$\text{2003 Total Value} = \text{2002 Total Value} * 1.066, \text{with results rounded down to the ne xt \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 19 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.57%

NewAge (YrBlt/Ren>2000)	Yes
% Adjustment	-9.40%
Very Good Condition	Yes
% Adjustment	-7.95%
OldAge (YrBlt/Ren<1911)	Yes
% Adjustment	5.85%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, houses built within the past four years would *approximately* receive a -2.83% decrease (6.57% overall -9.40% "NewAge" (built since 2000)).

865 parcels were built/renovated prior to 1911; 78 of these have sold.

79% of the population of 1 to 3 family residences in the area are adjusted by the overall alone.

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .988%

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	16	0.918	0.995	8.4%	0.920	1.071
6	100	0.901	0.979	8.6%	0.957	1.002
7	330	0.926	0.987	6.6%	0.976	0.999
8	62	0.960	1.006	4.8%	0.975	1.037
9	8	0.928	0.956	3.0%	0.878	1.035
10	3	1.015	0.986	-2.9%	0.934	1.037
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1910	78	0.881	0.981	11.4%	0.955	1.008
1911-1925	95	0.937	0.992	5.8%	0.967	1.016
1926-1940	120	0.925	0.982	6.2%	0.961	1.002
1946-1960	75	0.921	0.980	6.4%	0.953	1.007
1961-1990	38	0.944	1.005	6.4%	0.976	1.034
1991-2003	34	0.986	1.002	1.7%	0.966	1.039
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	3	0.917	0.989	7.9%	0.696	1.283
Average	424	0.928	0.988	6.4%	0.977	0.998
Good	77	0.914	0.987	8.0%	0.960	1.014
Very Good	15	0.984	0.988	0.4%	0.930	1.046
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	283	0.924	0.987	6.9%	0.974	0.999
1.5	172	0.922	0.990	7.3%	0.972	1.007
2	61	0.955	0.989	3.5%	0.961	1.016
>2	3	0.927	0.961	3.7%	0.573	1.349
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	57	0.916	0.976	6.6%	0.945	1.008
801-1000	99	0.914	0.978	7.0%	0.959	0.998
1001-1200	126	0.915	0.980	7.2%	0.962	0.998
1201-1500	128	0.939	1.003	6.8%	0.981	1.024
1501-1800	63	0.935	0.987	5.7%	0.958	1.017
1801-2500	36	0.951	1.003	5.5%	0.963	1.043
2501-4000	10	0.946	0.970	2.6%	0.905	1.036

Area 19 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is .988%

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

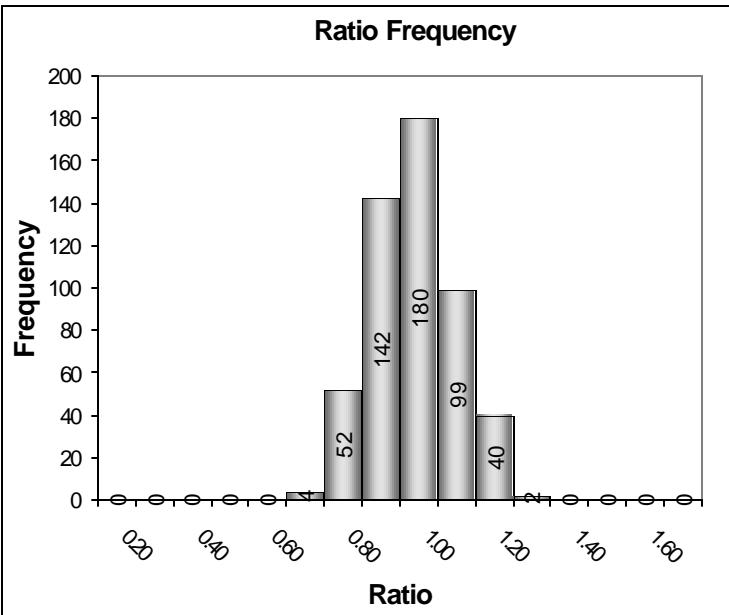
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	26	0.928	0.993	7.0%	0.950	1.036
N	493	0.928	0.988	6.5%	0.978	0.997
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	519	0.928	0.988	6.5%	0.978	0.997
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	90	0.934	0.997	6.7%	0.972	1.022
10	429	0.926	0.986	6.4%	0.975	0.996
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	40	0.975	1.018	4.4%	0.987	1.048
3000-5000	303	0.920	0.981	6.7%	0.969	0.993
5001-8000	162	0.933	0.995	6.6%	0.977	1.014
8001-12000	14	0.909	0.963	5.9%	0.893	1.033
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	283	0.924	0.987	6.9%	0.974	0.999
1.5	172	0.922	0.990	7.3%	0.972	1.007
2	61	0.955	0.989	3.5%	0.961	1.016
>2	3	0.927	0.961	3.7%	0.573	1.349
New Age (YrBlt/Ren>2000)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	16	1.016	0.986	-2.9%	0.936	1.036
N	503	0.924	0.988	7.0%	0.978	0.998
Old Age (YrBlt/Ren<1911)	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	78	0.881	0.981	0.114	0.955	1.008
N	441	0.936	0.989	0.057	0.979	0.999

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: NW / 1	Lien Date: 01/01/2002	Date of Report: 7/17/2003	Sales Dates: 1/2001 - 11/2002
Area 19 / West Ballard	Appr ID: PWAL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>		519	
<i>Mean Assessed Value</i>		288,600	
<i>Mean Sales Price</i>		311,000	
<i>Standard Deviation AV</i>		70,221	
<i>Standard Deviation SP</i>		77,476	
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>		0.936	
<i>Median Ratio</i>		0.929	
<i>Weighted Mean Ratio</i>		0.928	
UNIFORMITY			
<i>Lowest ratio</i>		0.642	
<i>Highest ratio:</i>		1.225	
<i>Coefficient of Dispersion</i>		9.34%	
<i>Standard Deviation</i>		0.109	
<i>Coefficient of Variation</i>		11.66%	
<i>Price Related Differential (PRD)</i>		1.009	
RELIABILITY			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>		0.919	
<i>Upper limit</i>		0.940	
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>		0.927	
<i>Upper limit</i>		0.945	
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>		5010	
<i>B (acceptable error - in decimal)</i>		0.05	
<i>S (estimated from this sample)</i>		0.109	
<i>Recommended minimum:</i>		19	
<i>Actual sample size:</i>		519	
<i>Conclusion:</i>		OK	
NORMALITY			
<i>Binomial Test</i>			
# ratios below mean:		275	
# ratios above mean:		244	
Z:		1.361	
<i>Conclusion:</i>		Normal*	
<i>*i.e. no evidence of non-normality</i>			



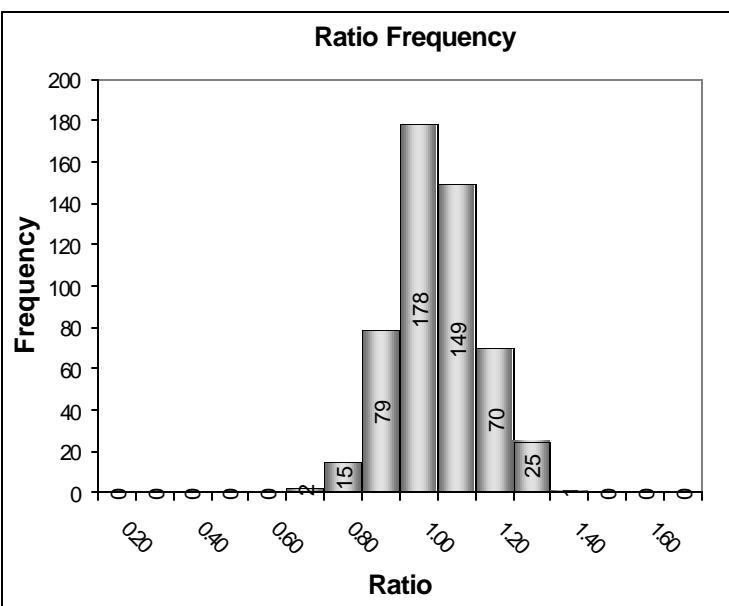
COMMENTS:

1 to 3 Unit Residences throughout area 19.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: NW / 1	Lien Date: 01/01/2003	Date of Report: 7/17/2003	Sales Dates: 1/2001 -11/2002
Area 19 / West Ballard	Appr ID: PWAL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 519			
Mean Assessed Value 307,300			
Mean Sales Price 311,000			
Standard Deviation AV 70,655			
Standard Deviation SP 77,476			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998			
Median Ratio 0.992			
Weighted Mean Ratio 0.988			
UNIFORMITY			
Lowest ratio 0.683			
Highest ratio: 1.302			
Coefficient of Dispersion 9.11%			
Standard Deviation 0.113			
Coefficient of Variation 11.34%			
Price Related Differential (PRD) 1.010			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.978			
Upper limit 1.004			
95% Confidence: Mean			
Lower limit 0.989			
Upper limit 1.008			
SAMPLE SIZE EVALUATION			
N (population size) 5010			
B (acceptable error - in decimal) 0.05			
S (estimated from this sample) 0.113			
Recommended minimum: 21			
Actual sample size: 519			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 269			
# ratios above mean: 250			
Z: 0.834			
Conclusion: Normal*			
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 19

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	690820	0586	8/20/2002	460000	600	600	6	1942	3	4584	Y	N	3710 NW 65TH ST
1	755080	1207	6/14/2002	250000	680	680	6	1925	3	1860	N	N	6011 30TH AV NW
1	117500	0045	10/17/2001	205500	700	0	6	1949	3	3754	N	N	3032 NW 59TH ST
1	117500	0455	7/23/2001	226000	810	0	6	1943	3	3977	N	N	2811 NW 58TH ST
1	117500	0710	1/7/2002	240000	840	0	6	1918	3	4850	N	N	3009 NW 57TH ST
1	424290	0130	10/29/2002	274500	870	120	6	1910	3	4441	N	N	2650 NW 64TH ST
1	424290	0185	8/27/2001	267000	950	0	6	1909	4	4700	N	N	2633 NW 64TH ST
1	117500	0300	12/10/2002	333000	1090	0	6	1906	4	4850	N	N	3039 NW 58TH ST
1	276760	1505	8/2/2001	210000	1130	0	6	1902	3	2265	N	N	2424 NW 63RD ST
1	690820	0480	4/18/2001	271700	1160	0	6	1909	3	4372	Y	N	6121 36TH AV NW
1	690820	0300	11/25/2002	388500	1190	0	6	1910	3	8100	Y	N	3414 NW 64TH ST
1	755080	0205	10/23/2001	260000	1230	0	6	1912	4	5000	N	N	2806 NW 61ST ST
1	276760	3865	11/7/2001	275950	1290	0	6	1907	4	2500	N	N	5912 26TH AV NW
1	117500	0070	12/12/2002	277000	1300	0	6	1901	3	3771	N	N	3018 NW 59TH ST
1	755080	1130	4/3/2001	362500	1420	0	6	1905	4	5000	N	N	3046 NW 61ST ST
1	276760	1570	6/19/2002	235000	1510	0	6	1900	3	5000	N	N	2421 NW 63RD ST
1	424290	0060	2/1/2002	271000	2160	0	6	1924	3	4346	N	N	2601 NW 65TH ST
1	117500	1125	8/20/2001	335000	780	300	7	1922	4	3420	N	N	5817 28TH AV NW
1	117500	0540	8/27/2002	290000	820	500	7	1914	3	4850	N	N	2843 NW 57TH ST
1	117600	1105	5/25/2001	182000	850	0	7	1951	3	3056	N	N	5509 34TH AV NW
1	276760	2740	2/22/2001	281000	860	800	7	1978	3	5000	N	N	2442 NW 61ST ST
1	102503	9019	11/29/2001	289000	870	260	7	1937	3	3320	Y	N	3400 NW 60TH ST
1	276760	1635	8/20/2001	259000	970	150	7	1915	3	5000	N	N	2442 NW 62ND ST
1	117500	0081	10/17/2001	279950	1000	560	7	1967	3	3784	N	N	3009 NW 60TH ST
1	755080	0285	8/14/2001	260000	1000	0	7	1911	3	5000	N	N	2833 NW 63RD ST
1	755080	1075	6/17/2002	332000	1000	230	7	1941	3	5000	N	N	3007 NW 62ND ST
1	755080	0845	10/29/2002	299950	1030	0	7	1941	3	5000	N	N	3040 NW 63RD ST
1	117600	0455	9/4/2001	387000	1040	140	7	1939	3	6400	N	N	3400 NW 57TH ST
1	690820	0490	8/26/2002	422300	1050	420	7	1952	3	3938	Y	N	3615 NW 64TH ST
1	117600	0195	7/24/2001	308000	1070	0	7	1944	3	6000	N	N	3430 NW 59TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	755080	0655	4/16/2002	304149	1100	0	7	1904	3	4850	N	N	3013 NW 65TH ST
1	117500	0530	2/23/2001	250000	1120	0	7	1936	3	4850	N	N	2853 NW 57TH ST
1	755080	1141	1/25/2001	289000	1130	500	7	1946	3	4850	N	N	3055 NW 61ST ST
1	276760	2720	7/9/2002	320000	1140	0	7	1945	3	5000	N	N	2422 NW 61ST ST
1	755080	1140	6/26/2001	235000	1140	100	7	1945	3	4850	N	N	6012 32ND AV NW
1	755130	0030	7/30/2001	293320	1140	140	7	1945	3	5000	N	N	6401 28TH AV NW
1	117500	0175	1/4/2002	300000	1180	300	7	1904	3	6596	N	N	5816 32ND AV NW
1	690820	0360	10/28/2002	435000	1180	1000	7	1907	3	8100	Y	N	3415 NW 64TH ST
1	117600	0840	8/19/2002	269777	1190	0	7	1908	3	4909	N	N	3211 NW 57TH ST
1	309650	0060	6/13/2001	303500	1230	670	7	1924	3	4013	N	N	6007 32ND AV NW
1	276760	2785	3/22/2002	360000	1250	0	7	1903	3	4650	N	N	2423 NW 61ST ST
1	102503	9116	2/11/2002	300000	1290	0	7	1944	3	3760	Y	N	6030 35TH AV NW
1	117500	1120	5/25/2002	383000	1290	0	7	1927	3	4850	N	N	2811 NW 59TH ST
1	424290	0009	8/28/2001	260000	1290	480	7	1996	3	2014	N	N	2761 NW 65TH ST
1	117500	0016	3/27/2002	330000	1300	510	7	1910	3	3870	N	N	3050 NW 60TH ST
1	276760	1515	3/26/2002	345000	1300	0	7	1906	4	5000	N	N	2432 NW 63RD ST
1	117600	1095	8/23/2001	329000	1310	0	7	1948	3	6000	Y	N	3403 NW 56TH ST
1	424290	0311	2/13/2002	242500	1340	0	7	1956	3	3888	N	N	6200 28TH AV NW
1	117500	0780	2/5/2001	235000	1360	0	7	1918	3	3783	N	N	3056 NW 56TH ST
1	755080	1045	12/11/2001	274000	1360	0	7	1906	4	5000	N	N	3039 NW 62ND ST
1	117600	0435	5/11/2001	315000	1390	140	7	1961	3	6400	Y	N	3417 NW 59TH ST
1	117600	0910	11/27/2001	320500	1400	0	7	1947	3	6000	Y	N	3259 NW 56TH ST
1	117600	0920	5/30/2001	330000	1400	0	7	1947	3	6000	Y	N	3249 NW 56TH ST
1	755080	1255	9/25/2001	367500	1400	660	7	1915	3	5000	N	N	3036 NW 60TH ST
1	755080	0975	3/25/2002	320000	1440	0	7	1907	3	5000	N	N	3036 NW 62ND ST
1	755080	0275	6/11/2001	350000	1450	0	7	1948	4	5000	N	N	2843 NW 63RD ST
1	102503	9016	5/21/2001	419950	1480	320	7	1946	3	3760	Y	N	6034 35TH AV NW
1	276760	1507	12/4/2001	329950	1500	570	7	2001	3	2732	N	N	2420 NW 63RD ST
1	690820	0515	8/13/2001	417000	1540	910	7	1950	3	5985	Y	N	6203 36TH AV NW
1	755080	1206	6/18/2001	285000	1540	0	7	1902	3	4140	N	N	6017 30TH AV NW
1	117700	0075	5/29/2002	469950	1560	0	7	1925	4	6000	Y	N	3215 NW 59TH ST

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	102503	9124	3/14/2001	450000	1600	0	7	1929	3	4800	Y	N	6011 35TH PL NW
1	690820	0270	11/6/2001	342000	1600	430	7	1928	3	8100	Y	N	3419 NW 65TH ST
1	755080	1235	10/25/2002	429000	1640	1200	7	1907	3	7900	N	N	3020 NW 60TH ST
1	755080	1245	2/24/2001	325000	1650	0	7	1908	3	5000	N	N	3026 NW 60TH ST
1	117600	1195	7/24/2002	429950	1660	0	7	1948	3	6250	Y	N	3403 NW MARKET ST
1	690820	0320	10/16/2002	512000	1660	500	7	1990	3	5400	Y	N	3442 NW 64TH ST
1	117500	0055	7/17/2002	345000	1680	0	7	1928	3	3758	N	N	3028 NW 59TH ST
1	755080	0940	10/10/2002	425000	1690	0	7	1922	4	5500	N	N	3002 NW 62ND ST
1	117500	0265	5/24/2001	379950	1700	0	7	1904	5	4850	N	N	3040 NW 58TH ST
1	755080	0335	11/20/2001	327500	1720	0	7	1945	3	5000	N	N	2816 NW 62ND ST
1	276760	1560	2/14/2002	397000	1840	1170	7	1970	3	5000	N	N	2435 NW 63RD ST
1	102503	9150	5/14/2001	559950	2080	480	7	1986	3	4850	Y	N	3606 NW 60TH ST
1	117600	0340	10/1/2002	525000	2120	860	7	1917	3	6000	N	N	3232 NW 59TH ST
1	755080	0055	12/23/2002	375000	2570	0	7	1916	3	6000	N	N	2809 NW 61ST ST
1	276760	2650	6/13/2001	327500	1510	590	8	2001	3	2498	N	N	2447 NW 62ND ST
1	276760	2651	5/8/2001	341000	1510	590	8	2001	3	2498	N	N	2445 NW 62ND ST
1	276760	2671	5/6/2002	278500	1530	0	8	1996	3	2498	N	N	2427 NW 62ND ST
1	237170	0045	4/13/2002	392000	1630	300	8	1946	3	4800	Y	N	6032 35TH PL NW
1	047600	0133	2/23/2001	361000	1700	610	8	2001	3	2519	N	N	5808 28TH AV NW
1	047600	0135	2/26/2001	359950	1700	610	8	2001	3	2100	N	N	5804 28TH AV NW
1	047700	0020	12/5/2001	318000	1730	0	8	2001	3	3118	N	N	2619 NW 60TH ST
1	047700	0020	12/18/2001	312950	1730	0	8	2001	3	3118	N	N	2619 NW 60TH ST
1	117600	0040	3/23/2001	617000	2080	140	8	1985	3	6000	Y	N	3607 NW 60TH ST
1	690820	0045	10/5/2001	540000	2090	670	8	1921	5	8100	Y	N	3211 NW 62ND ST
1	117600	0345	2/27/2001	695000	2690	1200	8	1908	4	9000	Y	N	3238 NW 59TH ST
1	665800	0040	3/8/2002	390000	2900	200	8	1976	3	5431	N	N	2644 NW 62ND ST
1	117700	0010	6/5/2001	659000	2330	440	9	2000	3	6400	Y	N	3253 NW 59TH ST
1	117600	0360	4/2/2001	685000	2350	890	9	1995	3	6000	N	N	3250 NW 59TH ST
1	755080	0669	1/29/2001	567125	2370	0	9	2000	3	5000	N	N	3006 NW 64TH ST
10	751850	8401	7/16/2002	170500	430	0	5	1920	5	1500	N	N	2360 NW 73RD ST
10	444380	0735	2/6/2002	209950	470	300	5	1930	3	1320	N	N	2711 NW 80TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	1760	9/10/2001	169000	480	0	5	1924	3	2550	N	N	6531 16TH AV NW
10	285610	0180	9/25/2002	189950	610	0	5	1900	4	2550	N	N	6528 25TH AV NW
10	285610	0230	10/5/2001	127000	650	0	5	1901	3	2448	N	N	6502 25TH AV NW
10	751850	2615	12/28/2001	165000	650	0	5	1908	3	3825	N	N	7049 17TH AV NW
10	751850	6320	9/27/2002	230000	670	360	5	1926	3	4284	N	N	7350 23RD AV NW
10	285610	0735	9/27/2001	225000	690	0	5	1998	3	2550	N	N	6506 27TH AV NW
10	287210	2330	4/18/2001	170000	760	300	5	1939	3	5000	N	N	2809 NW 71ST ST
10	285610	2105	2/15/2001	229950	830	0	5	1905	3	3825	N	N	6724 EARL AV NW
10	285610	0240	12/14/2001	193500	840	0	5	1900	3	2550	N	N	6525 25TH AV NW
10	444380	1110	12/3/2002	177500	850	0	5	1918	3	3880	N	N	7710 27TH AV NW
10	369390	0835	11/11/2002	244690	1050	0	5	1911	4	5000	N	N	6811 30TH AV NW
10	751850	6895	5/13/2002	274000	1180	0	5	1915	3	5100	N	N	2200 NW 67TH ST
10	285610	0160	11/9/2001	259950	1200	0	5	1904	3	5100	N	N	6536 25TH AV NW
10	287210	1986	7/30/2002	210000	1330	0	5	1901	4	4500	N	N	3039 NW 71ST ST
10	751850	7481	11/13/2001	158300	580	0	6	1949	3	3380	N	N	2302 NW 67TH ST
10	285610	0380	8/28/2001	205000	600	0	6	1926	4	2400	N	N	2515 NW 67TH ST
10	751850	7085	8/12/2002	259000	610	230	6	1951	3	5100	N	N	6535 22ND AV NW
10	285610	0610	12/1/2001	199600	620	0	6	1927	3	5100	N	N	6533 26TH AV NW
10	751850	2075	6/25/2002	271000	640	640	6	1923	3	4080	N	N	6548 18TH AV NW
10	123200	1865	2/23/2001	207000	670	0	6	1943	3	3840	N	N	1919 NW 77TH ST
10	352603	9110	12/13/2002	275000	680	350	6	1942	3	9680	N	N	8730 25TH AV NW
10	352603	9110	10/29/2002	200000	680	350	6	1942	3	9680	N	N	8730 25TH AV NW
10	444380	1075	7/2/2001	245000	680	300	6	1932	4	3880	N	N	8013 26TH AV NW
10	444730	0058	6/21/2001	225000	680	0	6	1923	3	4200	N	N	8386 31ST AV NW
10	022503	9130	5/9/2001	217500	720	0	6	1941	3	4000	N	N	2820 NW 75TH ST
10	226700	0426	1/25/2001	222369	720	0	6	1926	4	5635	N	N	8510 30TH AV NW
10	369390	2501	6/11/2002	275000	720	0	6	1944	3	3000	N	N	6507 28TH AV NW
10	054600	0510	5/14/2002	239000	730	0	6	1925	3	4005	N	N	8315 17TH AV NW
10	287210	0675	7/26/2001	286500	730	0	6	1918	3	5000	N	N	7316 30TH AV NW
10	751850	7647	3/14/2001	281000	730	150	6	1909	3	3075	N	N	2311 NW 70TH ST
10	444380	0895	2/7/2002	261000	740	140	6	1919	3	3880	N	N	8043 27TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	444380	0980	8/24/2001	215000	740	0	6	1922	3	3880	N	N	8024 27TH AV NW
10	916510	0070	1/14/2002	276500	740	730	6	1928	3	4360	N	N	7352 27TH AV NW
10	444380	1450	7/2/2002	271000	750	0	6	1924	3	3880	N	N	7526 26TH AV NW
10	444380	1680	3/21/2001	229000	750	0	6	1925	3	3880	N	N	8033 25TH AV NW
10	751850	4924	1/2/2001	233000	750	160	6	1918	4	4110	N	N	6732 21ST AV NW
10	285610	2270	6/11/2001	225000	760	200	6	1920	3	5100	N	N	6733 EARL AV NW
10	356680	0195	2/21/2002	197500	760	0	6	1912	3	5880	N	N	2636 NW 85TH ST
10	916510	0130	8/5/2002	273500	760	0	6	1928	3	4080	N	N	7341 27TH AV NW
10	444980	0275	2/25/2002	234950	770	0	6	1925	4	3960	N	N	8341 27TH AV NW
10	444380	0885	5/17/2002	244950	780	0	6	1913	3	3880	N	N	8049 27TH AV NW
10	751850	3370	2/8/2002	238000	780	0	6	1925	3	3825	N	N	7026 19TH AV NW
10	751850	5140	2/21/2002	222000	790	0	6	1906	3	5100	N	N	6537 20TH AV NW
10	751850	6155	6/26/2002	259950	790	0	6	1908	5	4080	N	N	7330 22ND AV NW
10	444380	0940	12/21/2001	215000	800	0	6	1918	4	3880	N	N	8005 27TH AV NW
10	123200	0990	5/23/2001	215000	810	0	6	1939	3	3840	N	N	7741 16TH AV NW
10	444380	1535	12/13/2001	225000	810	0	6	1915	4	3880	N	N	7531 25TH AV NW
10	751850	8450	12/17/2001	190000	830	0	6	1907	3	5100	N	N	7328 24TH AV NW
10	226700	0056	4/29/2002	255000	850	160	6	1920	3	3747	N	N	3105 NW 90TH ST
10	369390	0405	5/18/2001	280000	870	0	6	1910	3	5000	N	N	2840 NW 69TH ST
10	751850	8190	8/2/2002	236100	870	0	6	1909	2	4590	N	N	7355 23RD AV NW
10	751850	8440	4/11/2002	249950	870	170	6	1910	3	5100	N	N	7320 24TH AV NW
10	022503	9136	5/23/2001	249500	880	0	6	1943	4	5757	N	N	7556 29TH AV NW
10	444280	0035	6/24/2002	265000	880	0	6	1950	3	5000	N	N	8339 28TH AV NW
10	444380	1080	12/12/2002	237000	880	0	6	1924	3	3880	N	N	8009 26TH AV NW
10	285610	2310	12/7/2001	256000	890	0	6	1903	3	5100	N	N	6900 28TH AV NW
10	444380	1405	10/22/2001	215000	910	0	6	1937	3	3880	N	N	7511 26TH AV NW
10	285610	1980	4/27/2001	255500	920	0	6	1910	3	5100	N	N	6755 27TH AV NW
10	287210	1880	7/24/2001	325000	950	100	6	1906	4	5000	N	N	3046 NW 71ST ST
10	285610	0855	7/26/2001	262500	960	0	6	1926	3	4896	N	N	6556 EARL AV NW
10	285610	0745	7/22/2002	325000	970	620	6	1912	3	5100	N	N	6527 27TH AV NW
10	356680	0255	12/16/2002	266500	1000	0	6	1916	3	5880	N	N	2651 NW 87TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8080	4/5/2001	350000	1000	0	6	1912	4	4130	N	N	7332 JONES AV NW
10	125420	0795	11/14/2002	255000	1020	0	6	1922	3	5100	N	N	7029 27TH AV NW
10	751850	1660	12/9/2002	295000	1020	0	6	1907	3	5100	N	N	6712 17TH AV NW
10	287210	1540	12/30/2002	260000	1030	0	6	1914	3	5000	N	N	2825 NW 72ND ST
10	285610	2041	7/19/2001	260000	1050	0	6	1929	3	3550	N	N	6758 EARL AV NW
10	444280	0145	7/22/2002	284950	1050	0	6	1909	3	5000	N	N	8348 29TH AV NW
10	285610	0475	4/27/2001	282000	1060	0	6	1901	4	5100	N	N	6510 26TH AV NW
10	751850	7530	3/23/2001	290000	1060	0	6	1901	4	5100	N	N	6729 23RD AV NW
10	751850	8085	9/29/2002	344000	1080	0	6	1908	4	3520	N	N	7334 JONES AV NW
10	916410	0120	3/28/2001	248900	1090	0	6	1902	4	4750	N	N	7333 25TH AV NW
10	285610	2280	7/24/2002	320000	1100	150	6	1904	3	3825	N	N	2763 NW 70TH ST
10	751850	6045	4/25/2002	321000	1130	0	6	1908	4	3825	N	N	7309 21ST AV NW
10	751850	0815	6/28/2002	300000	1150	0	6	1942	3	7650	N	N	7322 16TH AV NW
10	287210	1520	8/26/2002	309500	1160	170	6	1907	4	5000	N	N	2814 NW 71ST ST
10	751850	1610	10/4/2002	304000	1170	180	6	1906	3	5100	N	N	6717 16TH AV NW
10	369390	1350	1/26/2001	190000	1230	0	6	1907	3	5000	N	N	2802 NW 67TH ST
10	751850	0410	7/26/2001	298500	1240	120	6	1913	3	5100	N	N	6756 16TH AV NW
10	751850	5830	3/18/2002	300000	1250	400	6	1927	4	4080	N	N	7019 21ST AV NW
10	285610	1880	12/3/2002	250000	1270	0	6	1905	3	5100	N	N	6718 27TH AV NW
10	751850	1280	8/30/2001	267000	1270	0	6	1903	5	5100	N	N	7033 16TH AV NW
10	751850	6865	7/8/2002	295000	1290	80	6	1907	3	5100	N	N	6751 22ND AV NW
10	285610	2290	5/21/2001	281000	1320	0	6	1908	3	5100	N	N	6908 28TH AV NW
10	916410	0095	4/23/2001	259000	1320	0	6	1905	3	3800	N	N	7309 25TH AV NW
10	287210	0405	7/3/2002	320000	1360	0	6	1906	3	5000	N	N	2815 NW 75TH ST
10	751850	7705	11/12/2001	345000	1370	0	6	1908	3	5475	N	N	6753 23RD AV NW
10	285610	1335	3/26/2002	245000	1390	0	6	1903	3	4182	N	N	6744 25TH AV NW
10	356680	0480	8/16/2002	312000	1390	0	6	1910	4	3012	Y	N	2642 NW 87TH ST
10	287210	0555	3/19/2002	275000	1410	0	6	1923	3	5000	N	N	2827 NW 74TH ST
10	285610	1661	9/25/2002	262500	1430	80	6	1928	3	2600	N	N	6702 26TH AV NW
10	751850	5720	2/20/2002	379000	1470	0	6	1900	4	5100	N	N	6756 22ND AV NW
10	444980	0300	12/6/2001	253000	1520	0	6	1949	4	3960	N	N	8340 27TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	8210	7/25/2001	232000	1590	0	6	1913	3	5610	N	N	7332 24TH AV NW
10	285610	0200	10/17/2001	260400	1730	0	6	1907	3	6120	N	N	6518 25TH AV NW
10	751850	6585	2/21/2001	323000	1780	0	6	1912	2	5100	N	N	7056 23RD AV NW
10	751850	4495	6/3/2002	305000	2090	0	6	1907	5	5100	N	N	7340 21ST AV NW
10	022503	9070	11/9/2002	260000	750	0	7	1918	3	3399	N	N	2811 NW 80TH ST
10	287210	0425	1/25/2002	263000	750	240	7	1942	3	5000	N	N	2812 NW 74TH ST
10	287210	1210	6/1/2001	292500	750	400	7	1940	3	5000	N	N	2851 NW 73RD ST
10	444380	0810	10/19/2001	239000	750	220	7	1944	4	3880	N	N	8002 EARL AV NW
10	444980	0063	5/10/2001	241000	750	0	7	1947	3	2786	N	N	2762 NW 83RD ST
10	444730	0170	4/22/2002	256000	760	0	7	1944	3	4000	N	N	8333 30TH AV NW
10	602150	3555	9/24/2002	274000	770	240	7	1944	3	4000	N	N	7554 25TH AV NW
10	444380	0705	8/15/2002	310000	780	130	7	1942	3	3880	N	N	7740 EARL AV NW
10	123200	1650	10/10/2002	270000	790	150	7	1945	3	3840	N	N	7523 17TH AV NW
10	602150	4070	4/26/2002	285000	790	0	7	1942	3	4000	N	N	7554 23RD AV NW
10	444380	1470	6/21/2001	221175	800	800	7	1944	3	3880	N	N	7540 26TH AV NW
10	444380	1825	4/25/2001	252000	800	90	7	1927	3	4213	N	N	8045 24TH AV NW
10	751850	4396	3/5/2001	218000	800	0	7	1928	3	2800	N	N	1911 NW 75TH ST
10	054600	0610	9/25/2001	269900	820	0	7	1928	3	4005	N	N	8026 18TH AV NW
10	226700	0230	4/6/2001	253000	820	0	7	1940	4	5565	N	N	8536 31ST AV NW
10	372780	0105	1/12/2001	299950	820	120	7	1940	3	6250	N	N	7534 30TH AV NW
10	444380	0750	8/26/2002	280000	830	0	7	1925	3	3880	N	N	7747 27TH AV NW
10	758870	0206	4/21/2001	272000	830	200	7	1944	3	4468	N	N	8310 17TH AV NW
10	123200	0065	9/3/2002	278000	840	0	7	1942	3	4800	N	N	7730 20TH AV NW
10	123200	1585	4/4/2001	260200	840	0	7	1942	4	3840	N	N	7522 18TH AV NW
10	751850	4470	5/28/2002	295000	840	150	7	1917	3	3825	N	N	7361 19TH AV NW
10	751850	4880	5/10/2001	277000	840	0	7	1925	3	5750	N	N	2012 NW CANOE PL
10	285610	0820	8/20/2001	241000	850	520	7	1970	3	2550	N	N	6547 27TH AV NW
10	285610	2336	8/28/2002	269900	850	120	7	1941	3	4080	N	N	6810 28TH AV NW
10	287210	1341	5/16/2001	269500	850	0	7	1928	3	3300	N	N	2823 NW 73RD ST
10	352603	9231	2/22/2002	226000	850	0	7	1948	3	8691	N	N	2512 NW 87TH ST
10	356730	0030	6/25/2002	369000	860	0	7	1951	3	6975	N	N	2621 NW 88TH ST

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	226700	0070	3/29/2001	236990	870	360	7	1934	3	3795	N	N	8736 FOREST HILL PL NW
10	602150	2285	10/28/2002	249500	880	220	7	1942	3	4141	N	N	7755 20TH AV NW
10	602150	2370	2/22/2001	271000	880	430	7	1941	3	4100	N	N	7712 21ST AV NW
10	602150	2385	7/2/2001	290000	880	0	7	1941	3	4100	N	N	7724 21ST AV NW
10	751850	4360	5/9/2001	269950	880	0	7	1928	5	3570	N	N	7338 20TH AV NW
10	813270	0200	12/12/2001	270000	880	300	7	1950	3	5000	N	N	8017 29TH AV NW
10	022503	9144	7/16/2002	285000	890	100	7	1945	3	4700	N	N	8067 26TH AV NW
10	054600	0100	6/11/2002	285000	900	0	7	1940	3	4046	N	N	8311 19TH AV NW
10	120500	0230	11/20/2002	215000	900	0	7	1941	3	4000	N	N	3110 NW 75TH ST
10	751850	3085	8/26/2002	325000	900	140	7	1946	3	4080	N	N	7306 19TH AV NW
10	125420	0245	8/27/2001	290250	910	0	7	1948	4	5100	N	N	2505 NW 73RD ST
10	369390	1490	10/4/2001	275000	910	280	7	1910	3	5000	N	N	2835 NW 67TH ST
10	444380	0955	5/10/2002	249000	910	0	7	1949	3	3880	N	N	8004 27TH AV NW
10	602150	2310	11/21/2001	267500	910	0	7	1942	3	4141	N	N	7735 20TH AV NW
10	602150	3495	9/24/2002	274000	910	480	7	1926	3	6000	N	N	7508 25TH AV NW
10	022503	9126	3/29/2001	219000	920	180	7	1941	3	5500	N	N	7325 24TH AV NW
10	813270	0030	12/18/2001	265950	920	120	7	1943	3	5000	N	N	8041 28TH AV NW
10	022503	9100	6/25/2001	255000	930	0	7	1926	3	4230	N	N	8063 27TH AV NW
10	054600	0060	11/24/2002	300000	930	220	7	1940	3	4046	N	N	8314 20TH AV NW
10	751850	7670	10/24/2001	285000	930	600	7	1926	3	3825	N	N	6735 23RD AV NW
10	123200	1565	9/19/2002	230000	940	100	7	1942	3	3840	N	N	7530 18TH AV NW
10	356680	0415	2/13/2002	265000	940	0	7	1939	4	5880	N	N	2640 NW 86TH ST
10	444380	0820	3/15/2002	270000	940	140	7	1943	3	4850	N	N	8012 EARL AV NW
10	916510	0330	6/20/2002	265000	940	100	7	1928	4	4040	N	N	7414 28TH AV NW
10	022503	9128	6/25/2002	290000	950	460	7	1946	3	3948	N	N	8023 25TH AV NW
10	287210	0365	8/1/2002	315000	950	390	7	1942	3	5000	N	N	2827 NW 75TH ST
10	751850	5975	8/27/2002	336950	950	80	7	1931	3	4080	N	N	7035 21ST AV NW
10	867540	0130	4/2/2002	257000	950	100	7	1938	3	4400	N	N	8027 31ST AV NW
10	120500	0205	4/26/2002	304000	960	0	7	1942	3	6750	N	N	7527 31ST AV NW
10	054600	0800	12/2/2002	275500	970	230	7	1941	3	4005	N	N	8022 19TH AV NW
10	123200	0275	5/22/2002	319950	980	0	7	1942	3	4800	N	N	7746 19TH AV NW

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Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	369390	0415	10/25/2002	309500	980	70	7	1940	4	5000	N	N	2846 NW 69TH ST
10	444280	0030	8/16/2001	300000	980	340	7	1915	3	5000	N	N	8341 28TH AV NW
10	751850	4395	7/12/2002	280000	980	0	7	1927	3	2680	N	N	7356 20TH AV NW
10	022503	9051	5/31/2002	300000	990	130	7	1919	3	4700	N	N	8059 27TH AV NW
10	054600	0535	5/23/2002	296000	990	0	7	1927	3	4005	N	N	8333 17TH AV NW
10	444980	0721	4/5/2002	284950	990	0	7	1942	4	4329	N	N	8337 24TH AV NW
10	602150	0305	10/24/2002	305000	990	0	7	1940	3	4000	N	N	8308 22ND AV NW
10	602150	0450	5/8/2002	369950	990	990	7	1940	3	4500	N	N	8337 22ND AV NW
10	602150	1165	6/18/2001	292000	990	0	7	1941	3	4559	N	N	8348 24TH AV NW
10	751850	6430	3/26/2002	291000	990	0	7	1926	3	5100	N	N	7311 22ND AV NW
10	022503	9149	5/25/2001	265000	1000	180	7	1945	3	4888	N	N	8071 26TH AV NW
10	602150	0245	10/25/2001	299950	1000	260	7	1940	3	4000	N	N	8335 21ST AV NW
10	602150	0360	5/1/2001	289000	1000	600	7	1941	3	4500	N	N	8338 22ND AV NW
10	602150	0630	8/14/2002	299000	1000	0	7	1940	3	4700	N	N	8342 23RD AV NW
10	602150	0870	4/23/2002	351500	1000	120	7	1941	3	4606	N	N	8328 JONES AV NW
10	602150	3150	1/8/2001	284000	1000	450	7	1940	3	4000	N	N	7707 JONES AV NW
10	751850	4575	11/23/2001	336500	1000	0	7	1910	4	5100	N	N	7347 20TH AV NW
10	752250	0065	8/16/2002	357000	1000	100	7	1947	3	5750	N	N	7741 29TH AV NW
10	752250	0065	6/12/2001	350000	1000	100	7	1947	3	5750	N	N	7741 29TH AV NW
10	602150	3935	9/25/2001	280000	1010	260	7	1948	3	4000	N	N	7527 22ND AV NW
10	752250	0020	9/11/2002	280000	1010	600	7	1951	3	4750	N	N	7742 30TH AV NW
10	054600	0460	4/17/2001	311000	1020	500	7	1940	3	4825	N	N	8312 18TH AV NW
10	123200	1835	7/23/2002	334000	1020	100	7	1946	3	3840	N	N	7537 18TH AV NW
10	226700	0391	6/11/2002	276500	1020	0	7	1928	3	9790	N	N	8560 30TH AV NW
10	274710	0014	2/21/2002	317000	1020	1020	7	1950	3	7200	N	N	8826 28TH AV NW
10	287210	2200	8/15/2002	359950	1020	0	7	1940	3	5000	N	N	2847 NW 71ST ST
10	602150	2070	8/5/2002	305000	1020	390	7	1939	3	4500	N	N	8048 22ND AV NW
10	602150	3085	6/14/2001	250000	1020	260	7	1941	3	4700	N	N	7745 JONES AV NW
10	751850	7445	8/20/2001	300000	1020	280	7	1950	3	5100	N	N	6543 23RD AV NW
10	123200	1754	2/23/2001	257000	1030	200	7	1940	3	5424	N	N	7510 19TH AV NW
10	269810	0010	7/30/2001	310000	1030	240	7	1942	3	7150	N	N	8553 24TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	356730	0080	7/23/2002	350000	1040	0	7	1940	3	7840	N	N	2700 NW 88TH ST
10	444980	0730	5/20/2002	259000	1040	560	7	1942	3	4922	N	N	8341 24TH AV NW
10	602150	0685	2/21/2001	246000	1040	150	7	1926	3	4000	N	N	2305 NW 85TH ST
10	751850	7105	6/5/2002	295000	1040	0	7	1904	3	5100	N	N	6549 22ND AV NW
10	916510	0085	9/6/2001	249500	1040	0	7	1951	3	4080	N	N	7307 27TH AV NW
10	022503	9095	9/23/2002	296000	1050	0	7	1933	3	5452	N	N	8056 26TH AV NW
10	444730	0140	5/16/2002	312000	1050	240	7	1949	3	4000	N	N	8315 30TH AV NW
10	602150	2740	4/23/2001	340000	1050	830	7	1941	3	4600	N	N	7729 22ND AV NW
10	602150	3600	6/26/2001	290000	1050	280	7	1929	3	4000	N	N	7535 JONES AV NW
10	022503	9163	2/22/2002	279900	1060	0	7	1950	3	5018	N	N	7524 29TH AV NW
10	125420	0440	1/31/2002	297000	1060	320	7	1923	3	5100	N	N	7038 26TH AV NW
10	369390	0795	4/25/2002	319000	1060	990	7	1919	3	5000	N	N	2857 NW 69TH ST
10	444380	1770	6/18/2002	327500	1060	590	7	1930	3	4850	N	N	8032 25TH AV NW
10	602150	1215	4/8/2002	310000	1060	320	7	1957	3	4000	N	N	8045 JONES AV NW
10	602150	2640	6/20/2001	310000	1060	340	7	1941	3	4700	N	N	7742 22ND AV NW
10	123200	0190	5/16/2001	320000	1070	320	7	1941	3	4800	N	N	7733 19TH AV NW
10	751850	2235	5/25/2001	281000	1070	0	7	1929	3	3570	N	N	6708 18TH AV NW
10	751850	5580	4/30/2001	329000	1070	450	7	1948	3	5100	N	N	6717 21ST AV NW
10	751850	5580	9/23/2002	324000	1070	450	7	1948	3	5100	N	N	6717 21ST AV NW
10	751850	5580	11/7/2002	324000	1070	450	7	1948	3	5100	N	N	6717 21ST AV NW
10	120500	0090	3/2/2001	358400	1080	600	7	1941	3	5568	N	N	7520 31ST AV NW
10	285610	1775	9/26/2001	316000	1080	940	7	1964	3	5100	N	N	6733 26TH AV NW
10	444380	1710	9/19/2002	279950	1080	620	7	1953	3	3880	N	N	8009 25TH AV NW
10	602150	1275	7/10/2001	307500	1080	430	7	1940	3	4000	N	N	8009 JONES AV NW
10	805110	0015	1/25/2001	325000	1080	0	7	1940	3	4506	N	N	7724 31ST AV NW
10	602150	0995	10/12/2001	337100	1090	0	7	1940	4	4521	N	N	8331 JONES AV NW
10	022503	9074	7/10/2002	337500	1100	0	7	1927	3	4330	N	N	8058 28TH AV NW
10	123200	1810	8/14/2001	261000	1100	200	7	1928	3	3840	N	N	7519 18TH AV NW
10	372780	0005	9/12/2001	340000	1100	240	7	1941	3	5089	N	N	2909 NW 77TH ST
10	602150	3510	3/27/2001	290000	1100	0	7	1944	3	4700	N	N	7516 25TH AV NW
10	602150	4040	3/20/2002	265000	1100	250	7	1941	3	4000	N	N	7530 23RD AV NW

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Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	751850	3450	4/22/2002	247800	1100	520	7	1919	3	5100	N	N	6737 18TH AV NW
10	602150	3760	5/30/2001	283000	1110	430	7	1948	3	4000	N	N	7535 23RD AV NW
10	022503	9087	7/1/2001	350000	1120	0	7	1923	4	7522	N	N	7525 28TH AV NW
10	054600	0340	6/13/2001	281300	1120	200	7	1940	3	4536	N	N	8333 18TH AV NW
10	123200	1995	3/19/2002	295000	1120	450	7	1947	3	3840	N	N	7533 19TH AV NW
10	287210	0955	11/7/2001	298000	1120	100	7	1923	3	6000	N	N	7216 32ND AV NW
10	287210	0955	5/15/2001	295500	1120	100	7	1923	3	6000	N	N	7216 32ND AV NW
10	602150	0540	6/27/2002	324000	1120	180	7	1940	3	4500	N	N	8303 22ND AV NW
10	123200	0215	3/7/2002	298000	1130	0	7	1912	3	4800	N	N	7743 19TH AV NW
10	123200	0536	8/9/2002	262950	1130	0	7	1944	3	3614	N	N	1713 NW 80TH ST
10	287210	2165	10/25/2001	293000	1130	290	7	1920	5	5000	N	N	2857 NW 71ST ST
10	602150	0610	9/20/2002	320000	1130	430	7	1940	3	4600	N	N	8332 23RD AV NW
10	751850	1025	9/4/2002	314900	1130	840	7	1965	4	5100	N	N	7360 17TH AV NW
10	751850	2270	6/21/2002	343500	1130	0	7	1929	3	3570	N	N	6728 18TH AV NW
10	054600	0165	4/19/2001	305000	1140	900	7	1942	3	4005	N	N	8360 19TH AV NW
10	054600	0445	7/3/2001	299950	1140	500	7	1940	3	4825	N	N	8324 18TH AV NW
10	602150	2245	8/20/2002	295000	1140	270	7	1949	3	4000	N	N	8034 21ST AV NW
10	602150	3515	1/31/2001	267000	1140	0	7	1944	3	4600	N	N	7520 25TH AV NW
10	120500	0210	8/14/2002	250000	1150	0	7	1942	3	6750	N	N	7525 31ST AV NW
10	123200	0620	10/23/2002	285000	1150	0	7	1944	3	4320	N	N	7714 18TH AV NW
10	123200	1845	12/30/2002	325000	1150	400	7	1962	3	3840	N	N	7547 18TH AV NW
10	125420	0410	10/23/2001	300000	1150	360	7	1949	3	5100	N	N	7022 26TH AV NW
10	269810	0085	7/10/2001	290000	1150	200	7	1940	3	7150	N	N	8528 25TH AV NW
10	602150	2150	3/25/2002	285000	1150	310	7	1944	3	5454	N	N	8025 20TH AV NW
10	123200	0375	6/14/2001	265000	1160	0	7	1926	3	3000	N	N	1814 NW 77TH ST
10	123200	1599	9/8/2002	267500	1160	130	7	1944	3	3840	N	N	7510 18TH AV NW
10	602150	3605	12/19/2001	305000	1160	150	7	1944	3	4000	N	N	7531 JONES AV NW
10	123200	1830	3/19/2001	262500	1170	220	7	1946	3	3840	N	N	7533 18TH AV NW
10	269810	0070	6/26/2001	271561	1170	450	7	1942	3	7150	N	N	8514 25TH AV NW
10	285610	0810	6/11/2001	315000	1170	440	7	1945	4	5100	N	N	6549 27TH AV NW
10	751850	7300	6/17/2002	272500	1170	300	7	1950	3	7650	N	N	6502 JONES AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	022503	9099	6/19/2001	275000	1180	320	7	1940	3	5418	N	N	7544 32ND AV NW
10	751850	3270	2/20/2002	330000	1180	0	7	1929	4	4998	N	N	7007 18TH AV NW
10	813270	0170	9/11/2001	345000	1180	110	7	1946	3	6625	N	N	8074 LOYAL WY NW
10	022503	9171	11/18/2001	300000	1190	660	7	1975	3	6450	N	N	3118 NW 75TH ST
10	054600	0740	11/12/2002	325000	1190	540	7	1941	3	5308	N	N	8058 19TH AV NW
10	369390	0095	4/25/2002	290000	1190	0	7	1927	3	5000	N	N	3033 NW 70TH ST
10	444980	0410	3/26/2001	309950	1190	590	7	1958	3	3960	N	N	8337 26TH AV NW
10	022503	9075	5/21/2002	295000	1200	730	7	1927	3	4330	N	N	8060 28TH AV NW
10	602150	0850	10/28/2002	365000	1200	230	7	1995	3	5200	N	N	8318 JONES AV NW
10	602150	0850	4/2/2001	325000	1200	230	7	1995	3	5200	N	N	8318 JONES AV NW
10	022503	9085	12/29/2002	318950	1210	0	7	1946	3	4278	N	N	7753 28TH AV NW
10	226700	0045	5/23/2001	290000	1210	0	7	1944	3	11000	N	N	3116 NW 87TH ST
10	369390	1185	6/4/2001	295000	1210	0	7	1928	3	4000	N	N	2837 NW 68TH ST
10	226700	0350	6/18/2002	330000	1220	530	7	1985	3	7460	N	N	8910 30TH AV NW
10	285610	0285	9/26/2001	252000	1220	0	7	1926	3	2520	N	N	2508 NW 65TH ST
10	369390	1630	8/30/2001	279900	1220	0	7	1945	3	5000	N	N	3006 NW 66TH ST
10	444980	0706	11/21/2002	285000	1220	0	7	1942	3	4330	N	N	8321 24TH AV NW
10	125420	0935	10/31/2002	282000	1230	140	7	1924	4	5100	N	N	7038 EARL AV NW
10	285610	0725	12/6/2001	319000	1230	570	7	1964	3	4182	N	N	6508 27TH AV NW
10	287210	0615	8/13/2001	268500	1230	500	7	1924	3	5000	N	N	2832 NW 73RD ST
10	352603	9127	2/6/2001	287000	1230	1100	7	1953	3	7200	N	N	8620 26TH AV NW
10	356680	0395	4/10/2002	335000	1230	590	7	1947	3	5880	N	N	2630 NW 86TH ST
10	751850	4260	3/20/2001	248000	1230	0	7	1946	3	5100	N	N	7317 19TH AV NW
10	369390	0245	6/10/2002	271950	1240	0	7	1985	3	2500	N	N	2857 NW 70TH ST
10	602150	0810	8/10/2001	320000	1240	440	7	1940	3	4080	N	N	2318 NW 83RD ST
10	751850	0985	6/26/2001	365000	1240	0	7	1912	3	4080	N	N	7340 17TH AV NW
10	125420	0285	3/9/2001	260000	1260	0	7	1987	3	2550	N	N	7035 25TH AV NW
10	444980	0540	10/30/2002	307600	1260	0	7	1928	4	5940	N	N	8327 25TH AV NW
10	751850	0865	5/23/2001	272500	1260	0	7	1945	3	4690	N	N	7346 16TH AV NW
10	751850	3780	10/30/2001	304000	1260	1210	7	1954	3	5100	N	N	6536 20TH AV NW
10	054600	1005	8/27/2002	285000	1270	0	7	1937	3	4046	N	N	8011 19TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	285610	1730	5/3/2001	248800	1270	370	7	1949	3	5100	N	N	6757 26TH AV NW
10	602150	1195	6/23/2001	310000	1270	780	7	1940	4	4000	N	N	8059 JONES AV NW
10	285610	1825	7/2/2001	310000	1280	640	7	1975	3	5100	N	N	6746 27TH AV NW
10	751850	1040	1/15/2002	301000	1290	0	7	1929	3	3570	N	N	7335 16TH AV NW
10	751850	4730	8/14/2002	389000	1290	0	7	1929	4	4080	N	N	7012 21ST AV NW
10	751850	6415	8/19/2002	399000	1290	350	7	1915	4	5100	N	N	7303 22ND AV NW
10	602150	1865	5/20/2002	340000	1300	0	7	1938	3	4000	N	N	8060 23RD AV NW
10	751850	3495	11/19/2002	262300	1300	0	7	1984	3	2550	N	N	6759 18TH AV NW
10	751850	4990	11/5/2001	259950	1300	0	7	1988	3	2550	N	N	6729 20TH AV NW
10	226700	0065	9/27/2002	257500	1320	0	7	1949	3	7590	N	N	8901 31ST AV NW
10	751850	1525	4/22/2002	270000	1320	0	7	1986	3	2550	N	N	6735 16TH AV NW
10	751850	3005	11/12/2002	270000	1320	0	7	1985	3	2550	N	N	7361 18TH AV NW
10	751850	7066	7/5/2002	365000	1320	860	7	1914	4	2500	N	N	2215 NW 67TH ST
10	369390	1395	11/14/2001	315000	1330	260	7	1945	3	5800	N	N	2808 NW 66TH ST
10	916510	0210	9/2/2002	350000	1330	0	7	1929	3	4080	N	N	7314 EARL AV NW
10	226700	0325	8/22/2001	315000	1340	560	7	1920	5	7455	N	N	8565 30TH AV NW
10	916510	0195	6/26/2001	360000	1340	0	7	1930	3	4080	N	N	7324 EARL AV NW
10	751850	1630	10/25/2002	329950	1360	0	7	1908	3	5100	N	N	6727 16TH AV NW
10	125420	0005	11/4/2002	310000	1370	0	7	1912	3	5500	N	N	7051 24TH AV NW
10	285610	0800	11/8/2001	319950	1370	0	7	1945	4	5100	N	N	6555 27TH AV NW
10	444280	0290	5/9/2002	360000	1370	320	7	1940	3	6250	N	N	8336 30TH AV NW
10	751850	0845	6/24/2002	325000	1370	240	7	1945	4	4690	N	N	7336 16TH AV NW
10	751850	4922	9/25/2002	325700	1370	1000	7	1961	3	5750	N	N	6742 21ST AV NW
10	758870	0056	7/29/2002	315000	1380	0	7	1944	3	4506	N	N	8008 16TH AV NW
10	602150	2935	11/27/2001	350000	1390	700	7	1958	3	4100	N	N	7731 23RD AV NW
10	751850	3075	9/28/2001	264000	1390	0	7	1986	3	2550	N	N	7329 18TH AV NW
10	285610	0445	7/17/2001	256500	1400	0	7	1989	3	2550	N	N	6524 26TH AV NW
10	285610	2231	2/25/2002	280000	1400	830	7	1974	3	4080	N	N	6753 EARL AV NW
10	751850	2245	6/7/2001	275000	1400	0	7	1929	3	3570	N	N	6712 18TH AV NW
10	125420	1175	4/11/2001	241000	1410	0	7	1911	3	5250	N	N	7112 28TH AV NW
10	751850	3870	5/17/2002	329950	1410	150	7	1905	3	5100	N	N	6553 19TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	602150	0225	10/14/2002	301000	1420	500	7	1945	3	4000	N	N	8353 21ST AV NW
10	751850	8315	1/23/2001	385000	1420	0	7	1911	4	5100	N	N	7353 JONES AV NW
10	369390	1230	8/13/2001	429950	1430	0	7	1927	4	5000	N	N	2832 NW 67TH ST
10	444380	0080	4/16/2002	319950	1430	800	7	1912	4	5024	N	N	8054 28TH AV NW
10	602150	0295	9/20/2001	300000	1430	240	7	1940	5	4000	N	N	8300 22ND AV NW
10	916410	0185	6/22/2001	332000	1430	0	7	1907	5	4750	N	N	7320 26TH AV NW
10	287210	1275	11/21/2001	370000	1440	300	7	1918	3	3750	N	N	2848 NW 72ND ST
10	444380	1070	3/5/2001	285000	1440	0	7	1950	3	3880	N	N	8017 26TH AV NW
10	751850	3925	8/20/2002	359500	1450	0	7	1908	4	5100	N	N	6721 19TH AV NW
10	751850	3985	7/12/2001	292000	1450	0	7	1999	3	2550	N	N	6718 20TH AV NE
10	123200	0495	6/10/2002	292000	1470	0	7	1982	3	4800	N	N	7743 18TH AV NW
10	751850	2895	5/3/2002	409950	1500	0	7	1946	4	5100	N	N	7334 19TH AV NW
10	751850	5820	11/21/2001	290000	1510	290	7	1927	3	5100	N	N	7017 21ST AV NW
10	751850	1350	6/7/2002	325000	1520	0	7	1909	3	5100	N	N	7007 16TH AV NW
10	751850	3300	11/16/2001	325000	1520	560	7	1965	3	5100	N	N	7023 18TH AV NW
10	751850	8615	5/2/2002	330000	1520	0	7	1990	3	5100	N	N	7019 JONES AV NW
10	867540	0085	9/21/2001	385000	1530	0	7	1924	4	4680	N	N	8006 32ND AV NW
10	287210	1670	6/10/2002	462000	1540	200	7	1915	4	5000	N	N	2852 NW 71ST ST
10	444380	0025	2/20/2002	367000	1540	0	7	1931	3	4076	N	N	8018 28TH AV NW
10	602150	2155	6/26/2002	345000	1540	0	7	1942	3	4060	N	N	8021 20TH AV NW
10	751850	7480	9/27/2001	360000	1540	620	7	1911	3	4220	N	N	2308 NW 67TH ST
10	751850	8355	2/5/2001	257500	1540	0	7	1985	3	2550	N	N	7309 JONES AV NW
10	285610	2200	12/27/2001	265500	1550	0	7	1913	3	7650	N	N	6709 EARL AV NW
10	444380	0395	6/18/2002	312178	1550	0	7	1918	4	4080	N	N	7546 28TH AV NW
10	602150	0105	11/21/2001	280000	1550	0	7	1925	3	4061	N	N	8309 20TH AV NW
10	125420	0460	5/7/2001	390000	1570	500	7	1929	3	5100	N	N	7048 26TH AV NW
10	751850	2086	12/5/2001	335000	1570	0	7	1927	4	3640	N	N	1717 NW 67TH ST
10	916510	0340	8/23/2002	322500	1570	0	7	1914	3	4040	N	N	7406 28TH AV NW
10	630940	0005	10/21/2002	299000	1580	0	7	1910	3	7500	N	N	7727 28TH AV NW
10	751850	6656	7/10/2001	425075	1580	680	7	1927	4	5175	N	N	2204 NW 70TH ST
10	751850	7600	6/12/2002	389950	1610	120	7	1909	4	6120	N	N	6732 JONES AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	125420	0430	6/12/2002	370000	1630	0	7	1930	3	5100	N	N	7032 26TH AV NW
10	287210	1910	4/24/2002	375000	1640	0	7	1926	3	5000	N	N	7102 32ND AV NW
10	751850	2450	7/16/2001	352000	1640	680	7	1913	3	5100	N	N	7029 17TH AV NW
10	916510	0295	11/12/2002	425000	1640	0	7	1928	5	5820	N	N	7351 EARL AV NW
10	125420	0025	7/25/2002	339950	1660	0	7	1911	5	5500	N	N	7049 24TH AV NW
10	285610	0382	4/10/2001	349000	1660	0	7	1904	5	2850	N	N	2517 NW 67TH ST
10	123200	0560	9/12/2001	359950	1670	0	7	1915	4	4800	N	N	7744 18TH AV NW
10	751850	2200	8/22/2002	250000	1680	0	7	1911	3	5100	N	N	6721 17TH AV NW
10	287210	1025	4/22/2002	345000	1690	450	7	1924	4	5000	N	N	3046 NW 72ND ST
10	751850	0650	5/14/2001	355000	1710	240	7	1924	3	5100	N	N	7058 16TH AV NW
10	123200	1530	7/19/2001	271000	1720	500	7	1926	3	3840	N	N	7558 18TH AV NW
10	369390	1480	12/26/2001	456650	1790	0	7	1913	4	5000	N	N	2839 NW 67TH ST
10	751850	4290	7/10/2001	310000	1810	380	7	1927	3	4800	N	N	1916 NW 73RD ST
10	751850	8525	7/9/2002	322000	1840	0	7	1912	3	6375	N	N	7035 JONES AV NW
10	916510	0380	1/9/2002	375000	1880	0	7	1915	4	4269	N	N	7314 28TH AV NW
10	602150	2255	8/29/2002	343500	1890	150	7	1925	3	4000	N	N	8044 21ST AV NW
10	751850	2160	2/9/2001	265000	1900	0	7	1912	3	5100	N	N	6703 11TH AV NW
10	444980	0390	3/22/2001	350000	1980	0	7	1998	3	3960	N	N	8321 26TH AV NW
10	916410	0265	11/21/2002	275000	2000	0	7	1904	3	4250	N	N	7359 26TH AV NW
10	356680	0510	7/1/2002	387000	2020	0	7	1927	3	7030	N	N	2626 NW 87TH ST
10	125420	0345	5/9/2001	389950	2040	0	7	1915	2	6120	N	N	7007 25TH AV NW
10	287210	0895	7/16/2001	340000	2050	200	7	1912	4	5000	N	N	3042 NW 73RD ST
10	123200	0335	8/21/2001	285000	2080	0	7	1946	3	4800	N	N	7716 19TH AV NW
10	125420	0855	8/21/2001	330005	2080	0	7	1912	3	6193	N	N	7004 EARL AV NW
10	125420	0125	9/5/2002	420000	2160	0	7	1906	3	5508	N	N	7002 25TH AV NW
10	751850	1920	9/27/2001	339950	2180	0	7	1903	4	5100	N	N	6526 17TH AV NW
10	285610	1540	8/7/2002	383000	2240	0	7	1995	3	3825	N	N	6731 25TH AV NW
10	356730	0170	5/28/2002	515000	2510	890	7	1928	4	8500	N	N	8816 26TH AV NW
10	751850	4205	10/1/2001	302500	960	0	8	1930	3	3774	N	N	7033 19TH AV NW
10	444730	0060	2/20/2001	270500	990	540	8	1954	3	5850	N	N	8382 31ST AV NW
10	444980	0477	8/14/2002	305000	1010	240	8	1953	3	3960	N	N	8308 26TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	758870	0181	10/11/2001	292500	1020	300	8	1928	4	4367	N	N	1602 NW 83RD ST
10	751850	3220	7/18/2002	351000	1040	800	8	1928	3	3825	N	N	7043 18TH AV NW
10	758870	0245	4/18/2002	309000	1050	500	8	1953	3	4488	N	N	8327 16TH AV NW
10	916510	0180	3/6/2002	340000	1080	0	8	1930	3	4080	N	N	7336 EARL AV NW
10	287210	1355	7/1/2002	325000	1110	0	8	1994	3	5000	N	N	2814 NW 72ND ST
10	444380	0030	11/7/2002	325000	1140	700	8	1957	3	4076	N	N	8020 28TH AV NW
10	356680	0335	1/9/2001	328750	1160	1100	8	1958	3	4960	N	N	8615 26TH AV NW
10	751850	1005	4/11/2001	304950	1230	680	8	1924	5	5100	N	N	7350 17TH AV NW
10	226700	0670	3/26/2001	346000	1240	550	8	1947	3	5410	N	N	8619 28TH AV NW
10	369390	0715	2/21/2002	352000	1270	470	8	2002	3	2500	N	N	2839 NW 69TH ST
10	369390	0720	2/5/2002	349950	1270	470	8	2002	3	2500	N	N	2837 NW 69TH ST
10	444280	0090	2/16/2001	341000	1270	0	8	1955	3	5000	N	N	8304 29TH AV NW
10	369390	1590	4/9/2002	290000	1290	0	8	1964	3	5000	N	N	6602 30TH AV NW
10	444380	1115	8/5/2002	320000	1290	600	8	1967	3	3880	N	N	7714 27TH AV NW
10	602150	0950	8/24/2001	270000	1290	240	8	1940	3	4400	N	N	2353 NW 85TH ST
10	352603	9119	1/25/2002	370000	1300	800	8	1954	3	7800	N	N	8514 26TH AV NW
10	054600	0296	3/1/2002	326000	1320	350	8	1929	3	5209	N	N	8315 18TH AV NW
10	125420	0905	3/14/2001	370000	1320	0	8	1931	3	3468	N	N	7024 EARL AV NW
10	444380	0695	9/5/2002	306500	1320	600	8	1951	3	3880	N	N	7734 EARL AV NW
10	444730	0180	10/29/2002	349000	1320	410	8	1956	3	4000	N	N	8341 30TH AV NW
10	123200	1715	11/27/2002	300000	1330	400	8	1954	3	3840	N	N	7544 19TH AV NW
10	602150	1635	3/7/2001	385000	1330	0	8	1929	3	4000	N	N	8056 JONES AV NW
10	444380	1715	11/10/2001	292000	1340	320	8	1930	3	7760	N	N	8001 25TH AV NW
10	226700	0335	3/20/2002	371200	1350	600	8	1951	3	7410	N	N	3005 NW 88TH ST
10	444380	1410	7/21/2002	342500	1350	800	8	1965	3	3880	N	N	7507 26TH AV NW
10	125420	1190	11/29/2001	335000	1360	400	8	1959	3	5250	N	N	7120 28TH AV NW
10	282110	0065	7/24/2002	282000	1380	0	8	1954	3	9640	N	N	3004 NW 88TH ST
10	356680	0105	9/30/2002	375000	1400	300	8	1961	3	5980	N	N	2601 NW 86TH ST
10	602150	1440	5/30/2001	403750	1420	0	8	1930	3	4500	N	N	8043 23RD AV NW
10	602150	2430	10/25/2001	285000	1420	540	8	1950	3	5700	N	N	7757 21ST AV NW
10	758870	0320	11/27/2001	279950	1440	0	8	1929	3	4400	N	N	8344 16TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 19
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	352603	9045	7/18/2001	340000	1490	1250	8	1950	3	7930	N	N	8726 25TH AV NW
10	285610	2160	3/4/2002	360000	1590	0	8	1929	3	5100	N	N	6729 EARL AV NW
10	602150	0250	12/24/2001	305000	1640	0	8	1931	3	3264	N	N	8333 21ST AV NW
10	751850	8589	10/18/2001	360000	1640	470	8	1998	3	2550	N	N	7007 JONES AV NW
10	867540	0153	12/18/2001	525000	1720	1000	8	1962	3	7500	N	N	8040 32ND AV NW
10	054600	0205	12/9/2002	428800	1770	0	8	1931	4	4005	N	N	8326 19TH AV NW
10	444980	0345	5/23/2002	387500	1790	0	8	1992	3	3962	N	N	8310 27TH AV NW
10	022503	9082	7/1/2002	320000	1840	0	8	1929	3	3832	N	N	7558 32ND AV NW
10	444980	0185	12/3/2002	355000	1840	0	8	1983	3	3960	N	N	8326 EARL AV NW
10	751850	6016	7/3/2002	419950	1850	120	8	1930	3	3480	N	N	7055 21ST AV NW
10	352603	9019	6/17/2002	380000	1860	0	8	1977	3	7410	Y	N	8830 EARL AV NW
10	226700	0285	4/11/2001	359950	2060	0	8	1938	3	7455	N	N	8515 30TH AV NW
10	916510	0245	4/9/2001	499950	2130	0	8	1999	3	3880	N	N	7315 EARL AV NW
10	369390	0585	3/19/2001	339500	2280	0	8	1991	3	5000	N	N	2809 NW 69TH ST
10	444380	1465	3/7/2001	413740	2340	0	8	2001	3	3880	N	N	7536 26TH AV NW
10	444980	0150	10/3/2002	433000	3420	0	8	1982	3	7920	N	N	2715 NW 85TH ST
10	813270	0044	12/27/2002	401000	1810	390	9	2000	3	2510	N	N	8029 28TH AV NW
10	602150	0255	12/19/2001	485000	2070	660	9	2001	3	3264	N	N	8329 21ST AV NW
10	285610	1600	4/25/2002	500000	2560	0	9	2002	3	5100	N	N	6732 26TH AV NW
10	352603	9022	4/27/2001	584722	3060	0	9	2000	3	8640	N	N	8614 26TH AV NW
10	352603	9230	3/27/2002	679000	3430	0	9	2001	3	8057	N	N	8612 26TH AV NW
10	444280	0065	12/2/2002	600000	2270	810	10	2002	3	5000	N	N	8315 28TH AV NW
10	444980	0625	8/12/2002	562500	2630	0	10	2002	3	6600	N	N	8322 25TH AV NW
10	287210	1156	4/17/2002	825000	3920	720	10	2001	3	6000	N	N	7215 30TH AV NW

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	047700	0020	1/8/2002	421400	Diagnostic Oultlier
1	117500	0225	1/8/2002	252000	Estate Administrator, Guardian, Or Executor
1	117500	0465	2/11/2002	218000	Estate Administrator, Guardian, Or Executor
1	117500	0505	7/26/2001	215000	Box Outlier
1	117500	0585	3/4/2002	239950	Estate Administrator, Guardian, Or Executor
1	117500	1145	6/22/2001	100000	Related Party, Friend, Or Neighbor
1	117500	1155	8/10/2001	333000	Imp Count
1	117600	0110	6/18/2002	386000	Unfin area
1	117600	0125	01/02/01	395000	Related Party, Friend, Or Neighbor
1	117600	0290	6/26/2001	635415	Non-Representative Sale
1	117600	0720	2/13/2002	256000	Estate Administrator, Guardian, Or Executor
1	117700	0020	05/11/01	315000	Related Party, Friend, Or Neighbor
1	276760	1461	8/15/2001	192500	Diagnostic Oultlier
1	276760	2825	7/26/2001	76474	Partial Interest (1/3, 1/2, Etc.) DOR Ratio
1	276760	3866	12/2/2002	199000	Diagnostic Oultlier
1	309650	0065	12/21/2001	37338	Quit Claim Deed; Related Party, Friend, Or Neighbor
1	424290	0021	6/10/2001	206200	Box Outlier
1	424290	0225	05/31/02	245155	Related Party, Friend, Or Neighbor
1	690820	0260	12/18/2001	428500	Estate Administrator, Guardian, Or Executor
1	690820	0370	5/8/2001	335000	Box Outlier
1	690820	0370	5/29/2002	605000	Diagnostic Oultlier
1	755080	0205	10/23/01	73399	Related Party, Friend, Or Neighbor DOR Ratio
1	755080	0290	5/28/2002	215000	Estate Administrator, Guardian, Or Executor
1	755080	0485	4/26/2002	207000	Diagnostic Oultlier
1	755080	0535	12/23/2002	200000	Ratio Outlier
1	755080	0669	4/19/2002	375000	Diagnostic Oultlier
1	755080	0760	11/15/2001	190000	Diagnostic Oultlier
1	755080	0960	11/26/2002	138000	Related Party, Friend, Or Neighbor;
1	755080	0965	01/25/02	301888	Relocation - Sale By Service
1	755080	0965	01/07/02	301888	Relocation - Sale To Service
1	755080	1170	9/25/2001	254000	Estate Administrator, Guardian, Or Executor
10	022503	9048	02/23/01	108000	Related Party, Friend, Or Neighbor DOR Ratio
10	022503	9052	02/15/02	351000	Relocation - Sale By Service
10	022503	9052	02/08/02	351000	Relocation - Sale To Service
10	022503	9064	6/25/2001	260000	Diagnostic Oultlier
10	022503	9076	12/18/01	250000	Related Party, Friend, Or Neighbor
10	054600	0125	08/14/01	325000	Relocation - Sale By Service
10	054600	0125	07/25/01	325000	Relocation - Sale To Service
10	054600	0200	11/21/2001	284500	Estate Administrator, Guardian, Or Executor
10	054600	0240	12/20/2001	62355	Quit Claim Deed Dorratio
10	054600	0645	3/23/2001	192500	Estate Administrator, Guardian, Or Executor
10	054600	0705	9/13/2001	229000	Estate Administrator, Guardian, Or Executor
10	054600	1045	6/22/2001	575000	Diagnostic Oultlier
10	120500	0205	4/16/2001	300000	Estate Administrator, Guardian, Or Executor
10	123200	0445	10/19/2001	87500	Quit Claim Deed; Related Party, Friend, Or Neighbor
10	123200	1060	3/20/2002	254950	Estate Administrator, Guardian, Or Executor

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	123200	1220	4/5/2002	50735	Related Party, Friend, Or Neighbor
10	123200	1465	12/07/02	112000	Related Party, Friend, Or Neighbor; Statement To DOR
10	123200	1840	04/20/01	217900	Relocation - Sale By Service
10	123200	1840	04/12/01	217900	Relocation - Sale To Service
10	123200	1959	6/24/2002	330000	Estate Administrator, Guardian, Or Executor
10	125420	0430	03/14/02	129828	Related Party, Friend, Or Neighbor DOR Ratio
10	125420	1005	9/17/2002	620000	Multi-Parcel Sale
10	226700	0465	5/3/2002	460000	Lot>12501
10	226700	0505	6/12/2002	377000	Lot>12500
10	226700	0515	8/24/2001	384000	Lot>12502
10	285610	0550	5/21/2002	325000	Estate Administrator, Guardian, Or Executor
10	285610	0991	9/17/2002	139000	Non-Representative Sale
10	285610	1080	5/15/2001	295000	Estate Administrator, Guardian, Or Executor
10	285610	1600	4/24/2001	173000	DOR Ratio
10	285610	1806	12/7/2001	485000	Diagnostic Oultlier
10	287210	0115	7/8/2002	299000	Estate Administrator, Guardian, Or Executor
10	287210	0845	8/24/2001	304000	Estate Administrator, Guardian, Or Executor
10	287210	0905	12/14/2001	96523	DOR Ratio
10	287210	0936	10/29/2002	12000	DOR Ratio
10	287210	1520	12/26/2001	100477	Quit Claim Deed; Partial Interest (1/3, 1/2, Etc.) Unfin area
10	287210	1630	7/19/2001	230000	Related Party, Friend, Or Neighbor
10	287210	2065	3/14/2001	280000	Obsol
10	287210	2290	7/29/2002	2000	DOR Ratio
10	287210	2290	7/29/2002	2000	DOR Ratio
10	287210	2390	8/14/2002	179000	Diagnostic Oultlier
10	352603	9060	7/10/2001	595000	ImpCount; Lot >12500
10	352603	9078	7/18/2002	72863	DOR Ratio
10	352603	9082	12/11/2001	280000	Diagnostic Oultlier
10	352603	9167	2/15/2002	290000	Estate Administrator, Guardian, Or Executor
10	356680	0365	3/8/2001	333000	Diagnostic Oultlier
10	369390	0045	1/3/2002	265000	Estate Administrator, Guardian, Or Executor
10	369390	0515	6/28/2002	66163	Quit Claim Deed; Partial Interest (1/3, 1/2, Etc.) Unfin area
10	369390	0715	05/01/01	231000	Tear Down
10	369390	0755	07/23/02	249290	Statement To DOR
10	444280	0065	11/27/2001	195000	DOR Ratio
10	444280	0205	11/20/2002	160000	Non-Representative Sale
10	444380	0185	3/28/2002	35688	Exempt From Excise Tax; Statement To Dor Dorratio
10	444380	0235	4/2/2002	244000	Estate Administrator, Guardian, Or Executor
10	444380	0265	9/5/2001	235000	Imp Count
10	444380	0500	6/11/2001	370000	Diagnostic Oultlier
10	444380	1385	12/20/2002	241000	Estate Administrator, Guardian, Or Executor
10	444380	1400	1/14/2002	135000	Estate Administrator, Guardian, Or Executor
10	444980	0625	4/24/2001	215000	DOR Ratio
10	602150	0450	4/19/2001	328500	Personal Property Included
10	602150	1165	1/18/2001	216000	Estate Administrator, Guardian, Or Executor
10	602150	1875	8/13/2001	103704	Quit Claim Deed; Partial Interest (1/3, 1/2, Etc.) Unfin area

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	602150	2285	7/2/2002	200000	Diagnostic Oultlier
10	602150	2300	8/2/2001	230000	Estate Administrator, Guardian, Or Executor
10	602150	2725	5/31/2002	337000	Estate Administrator, Guardian, Or Executor
10	602150	2880	3/22/2001	275000	Estate Administrator, Guardian, Or Executor
10	602150	3815	8/15/2001	245000	Estate Administrator, Guardian, Or Executor
10	751850	0541	5/18/2001	117418	Quit Claim Deed Dorratio
10	751850	0830	10/24/2001	212000	Estate Administrator, Guardian, Or Executor
10	751850	1015	10/11/2002	94866	DOR Ratio
10	751850	1150	11/20/2001	228000	Estate Administrator, Guardian, Or Executor
10	751850	1290	5/14/2002	350000	Estate Administrator, Guardian, Or Executor, Unfinarea
10	751850	1575	2/14/2001	160000	Box Outlier
10	751850	2270	03/26/01	245000	Statement To DOR
10	751850	2570	9/14/2001	252000	Estate Administrator, Guardian, Or Executor
10	751850	3205	2/22/2002	214500	Estate Administrator, Guardian, Or Executor
10	751850	3220	07/29/02	351000	Sale To Relocation Service; Double Sale
10	751850	3385	8/10/2001	107430	Quit Claim Deed; Partial Interest (1/3, 1/2, Etc.) Unfin area
10	751850	4250	04/24/01	179950	Trade
10	751850	4280	4/22/2002	255000	Estate Administrator, Guardian, Or Executor
10	751850	5320	10/22/2001	184000	Diagnostic Oultlier
10	751850	6625	3/9/2001	118000	Quit Claim Deed; Statement To DOR
10	751850	6840	3/16/2001	145000	DOR Ratio
10	751850	7075	9/13/2001	165000	Diagnostic Oultlier
10	751850	7105	12/20/2001	86750	Quit Claim Deed; Related Party, Friend, Or Neighbor
10	751850	7565	4/24/2001	265000	Related Party, Friend, Or Neighbor
10	751850	7600	08/15/02	389950	Relocation - Sale To Service
10	751850	8913	11/15/2001	215000	Unfin area
10	752250	0065	08/16/02	357000	Relocation - Sale To Service
10	758870	0080	10/17/2001	185000	%Compl
10	758870	0205	11/21/2002	91752	DOR Ratio
10	805110	0030	8/28/2002	82531	DOR Ratio
10	813270	0020	10/9/2001	230000	Estate Administrator, Guardian, Or Executor
10	813270	0250	03/12/02	63637	Related Party, Friend, Or Neighbor; Statement To DOR
10	916410	0200	2/23/2001	175000	Diagnostic Oultlier
10	916510	0170	12/1/2002	219000	Obsol
10	916510	0205	4/25/2001	260000	Estate Administrator, Guardian, Or Executor
10	916510	0385	1/9/2002	100000	Previmp<=10K